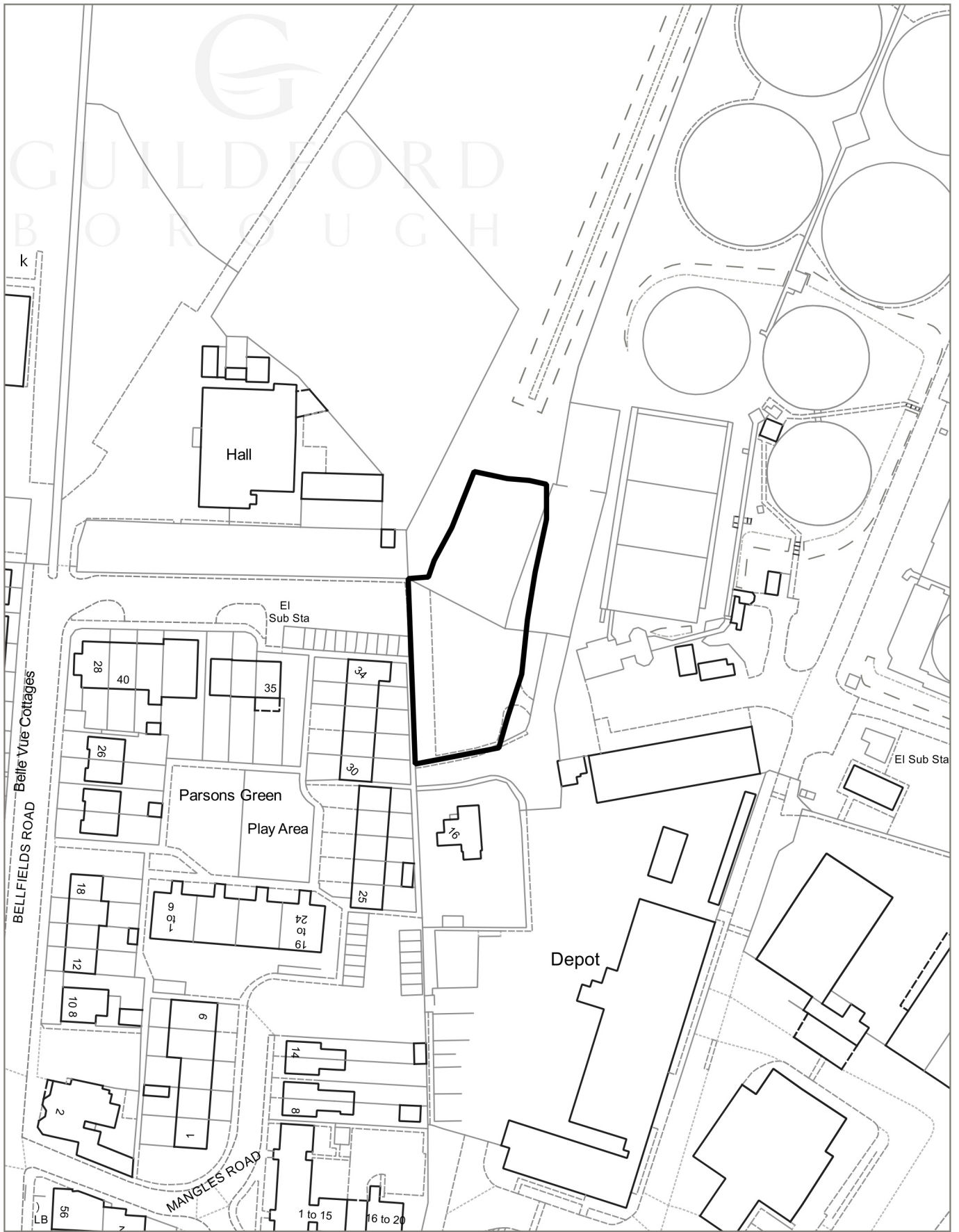


21/P/00039 - Land At Stoke And District Horticultural Society, Club House, Bellfields Road, Guildford



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Print Date: 01/06/2021



Not to Scale



GUILDFORD
BOROUGH

App No: 21/P/00039
Appn Type: Full Application
Case Officer: Becky Souter

8 Wk Deadline: 10/03/2021

Parish: Stoke
Agent : Mr. Oliver Woolf
Savills
2 Charlotte Place
Southampton
SO14 0TB

Ward: Stoke
Applicant: Guildford Borough Council c/o Agent

Location: Land at Stoke and District Horticultural Society, Club House, Bellfields Road, Guildford, GU1 1QG

Proposal: Proposed construction of a single storey temporary building (Use Class F2) for the 'Aggie Club' along with associated servicing, drainage, storage, landscaping, access and car parking.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee at the discretion of the Head of Place because the applicant is the Guildford Borough Council and the proximity of the temporary building to the residential dwellings to the west on Parsons Green.

Key information

- Existing site has been used for open storage in association with the Council's Depot.
- Modular building measuring 12 metres by 36 metres and a height of 4.2 metres.
- Total proposed floor area is 240.6 square metres.
- Access to lead from Bellfields Road, off of GBC adopted highway.
- Noise mitigation proposed including 2.4 metre high acoustic fence, defensive planting, acoustic insulation of the building and other measures to be detailed through a noise management plan.
- Parking provision would total 24 and the parking standard requirement is 21.

Summary of considerations and constraints

The proposal relates to the siting of a modular building to provide a replacement community facility as the existing club building will be demolished as part of the Weyside Urban Village redevelopment when the allotments are relocated. The key considerations are the impact of the building on the character of the surrounding area, neighbouring amenity, highways and parking, trees and vegetation and sustainable design and construction.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

60646515-ACM-XX-XX-DR-CE-050011 Rev P01; 1025963-01 Rev H;
60646515-ACM-XX-XX-DR-CE-050001 Rev P01;
60646515-ACM-XX-XX-DR-CE-010004 Rev P02; 1025963-04 Rev H;
60646515-ACM-XX-XX-DR-CE-010006 Rev P01; 1025963-00 Rev H;
1025963-02 Rev H; 1025963-03 Rev H and
60646515-ACM-XX-XX-DR-CE-010005 Rev P01 received on 13/01/2021
and amended plans: 60646515-ACM-XX-XX-DR-CE-110101 Rev P02 and
60646515-ACM-XX-XX-DR-CE-400001 Rev P01 received on 12/04/2021.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Prior to the building being installed on site, a copy of the SBEM calculations demonstrating how a minimum of 20 per cent reduction in carbon emissions against the Target Emissions Rate (TER) shall be achieved OR evidence that the building is exempt from Building Regulations shall be submitted to and approved in writing by the Local Planning Authority.

Any approved details shall be implemented prior to the first use of the building and retained as operational thereafter.

Reason: To reduce carbon emissions, incorporating sustainable energy, in order to ensure compliance with policy D2 of the LPSS, 2015-2034.

4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. 60646515-ACM-XX-XX-DR-CE-110101 Rev P02, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users.

5. The development hereby permitted shall not be occupied until the cycle parking facilities, shown on drawing number 60646515-ACM-XX-XX-DR-CE-110101 Rev P02, have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to travel by means other than private motor vehicles.

6. Prior to the first use of the community hall, a Noise Management Plan must be submitted to and approved in writing by the Local Planning Authority, in consultation with Environmental Health. The Noise Management Plan must:

1. Identify all the sources of noise: PA system, patrons
2. Identify the sensitive receptors (residential properties/gardens)
3. Propose a scheme of measures to mitigate the noise impacts, which may need to include the following:
 - Controlling noise at source (e.g. from the PA system),
 - Mitigation measures (double doors, insulation, noise limiters etc)
 - Management controls

The mitigation measures shall be installed prior to the first occupation. The ongoing use of the premises and associated activities shall be carried out in accordance with the approved details.

Reason: To safeguard the residential amenities of the neighbouring dwellings.

7. The development shall be carried out in accordance with the details provided in the accompanying sustainability letter, dated 13th May 2021, written by Oliver Woolf of Savills.

The details shall be implemented prior to the first use of the building and retained as operational thereafter.

Reason: In the interests of achieving sustainable development and in order to ensure compliance with policy D2 of the LPSS, 2015-2034.

8. No sound amplification equipment, loudspeakers or public address system shall be installed or operated outside the building.

Reason: To safeguard the residential amenities of the neighbouring dwellings.

9. The development must be carried out in accordance with the tree protection measures detailed in the Arboricultural Impact Assessment reference 210111-1.2-WACG-AIA-CH dated 11/01/2021 by Stantec. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. .

Informatives:

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

- Offering a pre application advice service
- Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and the Local Authority has worked with the applicant, accounting for the difficulties in having a fixed building position and having to design mitigation in, to reach a scheme which can be recommended for approval.

Officer's Report

Site description.

The application site is located within the urban area of Guildford on part of the existing GBC Depot site and is in very close proximity to the existing Aggie Club site. The site is largely laid to hardstanding and is in use for open storage associated with the Depot. Surrounding the hardstanding are areas of scrubby vegetation.

The site is in close proximity to residential properties, to the west of the site are dwellings on Parsons Green, which are separated from the application site by a small alleyway. There is also an associated garage block through which access to the site would be taken.

Proposal.

Proposed construction of a single storey modular building (Use Class F2) for the 'Aggie Club' along with associated servicing, drainage, storage, landscaping, access and car parking.

[Officer note: Amended plans have been received which have resulted in the addition of an acoustic boundary fence on the western and southern boundaries, enhanced landscaping and planting. These amendments were sought to address concerns of Officers and as the position of the portable building was fixed from the outset of the planning application, the mitigation has had to be designed around the building position.]

[Officer note: The site has been cleared of overgrown vegetation and levelled for surveying purposes. These works are not part of the proposed landscaping. The concrete is historic as part of the depot use and is not for the proposed temporary building, which will use pad foundations.]

Relevant planning history.

None relevant.

Consultations.

Statutory consultees

County Highway Authority: The application site is accessed via a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. The proposed parking within the site is adequate and should minimise potential displaced parking on surrounding streets. It is not considered that the proposed temporary development will result in a significant increase in vehicular trips on the surrounding highway network.

Internal consultees

Environmental Health: There has been extensive consultation with the Environmental Health Officer during consideration of the application. The comments from the Environmental Health Officer are integrated into the assessment of neighbouring amenity (noise) which follows below in the main section of this report.

Third party comments:

5 letters of representation have been received raising the following objections and concerns:

- Loud music from the premises and noise from customers leaving the site. [Officer note: A scheme of mitigation has been designed in order to prevent significant noise and disruption from the operation of the premises.]
- Anti-social behaviour, possible damage to cars and litter. [Officer note: There is nothing to suggest that the development would cause anti-social behaviour.]
- Should be located away from residential housing.

- The proximity of the hall to residential properties will invade privacy with people able to peer directly into the gardens and even the houses.
- Impact on parking. [Officer note: The scheme would exceed the parking requirement set out in the Council's Maximum Standard.]
- Layout of the road, allowing for the 2-metre wide pedestrian pathway is not suitable for commercial vehicles to pass safely.
- Concern that lorries servicing the premises have inadequate access.
- Criminal activities may increase if the hall car park is not secured when not in use. [Officer note: There is no information to suggest that there would be any increased level of criminal behaviour as a result of this proposal.]
- Unacceptable to have a temporary building in such a small space.
- The hall section of the building would be in close proximity to the residential properties and the noise level in the evenings coming from the hall would not be absorbed by any trees or vegetation as the boundary is current just a metal railing fence. Even in the current location the music has been clearly heard late into the evening and the existing building is situated further away.
- There is a difference in ground levels and this will make noise and privacy issues worse.
- Due to the raised ground level of the site, the 4 metre high building will appear 5 metres and will block light to the residential properties to the west.

16 letters of support have been received outlining the following positive comments:

- The hall offers a venue for low cost family entertainment run by a non-profit family run organisation and the interim replacement facility will enable the club to continue operating.
- It will be a great asset to the community.
- It would be a disappointment to see a wonderful part of the community disappear.

Planning policies.

National Planning Policy Framework (NPPF), 2019:

Chapter 8: Promoting healthy and safe communities.

Chapter 9: Promoting sustainable transport.

Chapter 12: Achieving well-designed places.

Chapter 14: Meeting the challenge of climate change, flooding and coastal change.

Guildford Borough Local Plan: Strategy and Sites (LPSS), 2015-2034:

E6: The leisure and visitor experience.

D1: Place shaping.

D2: Climate change, sustainable design, construction and energy.

ID3: Sustainable transport for new developments.

Guildford Borough Local Plan, 2003 (as saved by CLG Direction 24 September 2007):

G1: General standards of development.

G5: Design Code.

CF1: Provision of New Community Facilities.

Supplementary planning documents:

Guildford Borough Council Maximum Parking Standards, 2006.
Climate change, sustainable design, construction and energy, 2020.
Strategic Development Framework, 2020.

Planning considerations.

The main planning considerations in this case are:

- background
- the impact on the character of the area
- the impact on neighbouring amenity
- highways/parking considerations
- the impact on trees and vegetation
- sustainability

Background

The application relates to the construction of a modular building to provide a replacement facility for the Stoke and District Horticultural Society 'Aggie Club' as their existing premises are to be demolished so that the wider Weyside Urban Village redevelopment scheme can be brought forward.

The existing building (Society Hall) used by the Aggie Club is located adjacent to Bellfields Allotments and is within the site identified for Weyside Urban Village (WUV), which is allocated, site allocation A24, within the adopted Local Plan (April 2019) for redevelopment as a mixed-use community. The existing building would be demolished as part of the works to deliver the first phase of the WUV scheme with a replacement community facility provided as part of WUV. The planning application for WUV has been submitted and is currently under determination (application ref 20/P/02155).

The site identified for the temporary building is in close proximity to the existing building (approximately 75m to the south east). The site is part of the existing Guildford Borough Council (GBC) Depot located to the east of Parsons Green, from which vehicular and pedestrian access would be provided. The depot is also planned to be relocated as part of the regeneration project.

The proposed temporary building has been purposely designed to meet the needs of the Aggie Club and provides the facilities associated with the existing Club building. The temporary building will incorporate a main hall, members bar, kitchen, cellar, office and toilets.

Principle of development

The application will deliver a building and associated services to be used by the Stoke and District Horticultural Club as a community facility once their existing premises are demolished and new premises delivered in the long term through the Weyside Urban Village scheme. The existing site has been used in association with the Council's Depot for open storage and as such is in Class E use. Whilst the proposed building would be for an F2 use, the building is to be a temporary fixture to be replaced by a permanent facility as part of the Weyside Urban Village development and as such, there would be no permanent loss of the use.

There would be continued provision of a community facility and no net loss as such in compliance with policies CF1 and CF2 of the saved Local Plan, 2003 (as saved by CLG Direction on 24/09/2007). Policy CF1 sets out that planning permission will be granted for the development, expansion or change of use for community facilities in urban areas or identified settlements provided that:

1. The proposed use would not detract from the character and appearance of the property and surrounding area.
2. The site is accessible, or can be made accessible, by public transport, on foot and by bicycle.
3. The proposed use would not prejudice the amenities of the occupiers of adjoining properties.

Provided the proposed development complies with the requirements of policy CF1 then the principle of development is acceptable.

The impact on the character of the area

The proposed building would be located on land formerly associated with the Council depot and which had been used for open storage. Approximately half of the site was laid to hardstanding with the other being predominantly scrub vegetation. The proposed development would result in the construction of a single storey modular building on site, formation of a car park, provision of cycle parking, storage facilities and landscaping. The structure would measure 12 metres by 36 metres and have a height of 4.2 metres, internally the building would provide a hall (240.6 sq m), bar, members bar, cellar, kitchen, toilets and office.

The design is rather standardised owing to its modular form, it would be constructed with a solid insulated roof in RAL 9002 grey white and insulated steel skinned wall panels in RAL 9006 white. The surrounding area is comprised of a variety of development of different styles considering the position of the site with predominantly residential to the west and industrial to the east, the site bridges the gap between both types of development.

The building does not have a permanence like brick built form because it is easily removed from a site without any demolition works. Therefore, whilst the appearance of the building would be relatively functional due to its temporary nature and the surrounding setting to the east and south of the application site, it is not considered to have any material harm on the character of the area.

The proposal is found to be compliant with policies D1 of the LPSS, 2015-2034, G5 of the saved Local Plan, 2003, and the requirements of Chapter 12 of the NPPF, 2019.

The impact on neighbouring amenity

The closest neighbouring properties are 30 to 34 Parsons Green and Lavender Cottage. 30 to 34 Parsons Green are the dwellings immediately to the west of the application site, a small alleyway separates the rear fence line of the dwellings from the metal fencing of the application site. Lavender Cottage is the immediate neighbouring property to the south of the application site.

Daylight, overbearing impact, privacy considerations

30 - 34 Parsons Green

The proposed location of the building would be in the southern section of the site, opposite the dwellings. At the furthest point, 34 Parson Green would be set 14.8 metres from the side elevation of the building, whilst 31 Parsons Green would be set 13.4 metres from the side elevation. There is a difference in land levels (approximately 1 metre) between the application site and the adjoining alleyway and residential gardens, as a result the proposed building will appear higher from these neighbouring dwellings, which are set at a lower level. However, considering the positioning of the alleyway and the relatively low level height of the building (accounting for the 1 metre ground level difference) it is a sufficient separation so as to prevent the structure from having a significantly overbearing impact. Owing to its location to the east of the dwellings and the orientation and movement of the sun throughout the day, it is also not found to create a materially harmful impact on the overshadowing impact experienced by the dwellings. In terms of the impact of the building on privacy, 5 windows and a door are proposed on the western elevation of the building, the 2.4 metre high fence which would be positioned along the western boundary would prevent any materially harmful overlooking.

Lavender Cottage

This neighbouring dwelling is to the south of the application site, the rear elevation looks directly towards the boundary of the application site which is currently marked by a metal rail fence. The building would be positioned 8.6 metres from the rear elevation of the dwelling. There is also a land level difference between the application site and this property. Whilst the building would appear of greater height due to the land level, a new 2.4 metre fence is proposed along this boundary which will obscure the development from view. Owing to its location to the north of the residential dwelling there would be no materially harmful impact in terms of light levels received. The fencing would prevent any harmful overlooking and therefore the impact on privacy is considered to be acceptable.

Therefore, the proposal is found to be acceptable in terms of the overshadowing, privacy and overbearing impact.

Noise

The existing community building is located in close proximity to the proposed application site, however, the existing building is separated from the residential properties by Bellfields Road. This application will bring the facility much closer to residential dwellings which are sensitive receptors for noise. Initial concerns were raised regarding the proximity of the building to the residents considering the use of the building which can be hired by the community for parties and events. The members bar features an external access (opposite 34 Parsons Green) to assist with servicing of the premises, however, there was concern regarding noise generation late in the evening as a result of managing waste and empty bottles. There are also a number of windows, 1 within the bar which is openable, 4 in the members bar of which 2 are openable, this has the potential to cause noise and disturbance from the commercial activity.

There is a rear access door to the hall and whilst the Council's Environmental Health Officer has confirmed that the internal acoustic insulation would be acceptable to prevent excessive noise levels being generated from the building and having a materially harmful impact on neighbours, if this door were to be opened the noise would not be contained and could lead to unacceptable levels of noise causing significant disruption to neighbours. Around the building at the southern end of the site, a number of grassed areas were originally proposed on the landscaping plan. These areas offered potential for users of the premises to congregate outside close to the boundary and in turn within very close proximity to the residential properties.

These concerns were raised and amendments sought, however, the building has a fixed position and design and as such could not be moved around the site or amended, therefore, mitigation has had to be designed around the building location and design. As such, the proposed mitigation scheme includes the erection of a 2.4 metre high acoustic fence to be positioned along the western and southern boundaries and defensive planting to the formerly proposed grassed areas, to prevent and deter people from gathering in this area. The Council's Arboricultural Officer has assessed the proposed planting and considers these are all appropriate species to act as a deterrent. The sound system will be linked to the external door on the southern end of the building so in the event this is opened, the music system will cut out. A noise management plan will also be conditioned so that the Council can be satisfied that there will be sufficient control of noise generated from the operation of the premises.

The Council's Licensing Department has confirmed that there are no conditions relating to noise on the existing licence and therefore unlikely to be any on the licence for the temporary building. However, the existing location of the club limits the impact on receptors and the situation is very different in the case of this application. Therefore, it is essential that the planning application uses appropriate conditions to secure controls on the noise generation which has the potential to be harmful to the residential amenity of surrounding dwellings. It is noted that the Environmental Health Officer has suggested additional conditions to do with background noise and audibility. However, these go beyond reasonable planning controls, Environmental Health legislation remains in place in respect of a statutory noise nuisance.

Overall, the amended scheme including the mitigation measures as described above and with the imposition of conditions would ensure that the noise generated from the premises and its site is able to be suitably controlled to a level which does not result in material harm to the surrounding residential occupiers.

The proposal is found to be compliant with policy G1(3) of the saved Local Plan, 2003, and the requirements of the NPPF, 2019.

Highways/parking considerations

The proposal would introduce a new access off of Bellfields Road, which is a no through road that ends with resident parking opposite Council owned garages that are currently rented. The new access would be positioned at the end of this section of road with cars and pedestrians having to access the site through this parking area. The access would not alter the existing parking arrangement for residents nor impede access to the garages. As this area is currently devoid of any pedestrian walkways being a parking location, a 2 metre wide marked pedestrian route will be laid out on the tarmac in front of the garages. This will not interfere with access to the garages but would provide a safe designated route for pedestrians.

The hall is to be provided with a parking area capable of accommodating 24 cars. The Council's Maximum Parking Standards require facilities of this type (Public Halls licenced for entertainment) to have 1 car space per 20 square metres of floor area. The overall floor area of the proposed building would be 427 square metres therefore requiring 21 parking spaces to be compliant with the standard. The proposal will deliver more spaces than the maximum standard requires and therefore is compliant in this regard. It is considered that an overprovision of parking is acceptable in this instance as the existing hall has a large area of informal parking so likely exceeds the standard and there have been concerns raised by local residents regarding an underprovision and parking pressure on the surrounding area.

When the hall is fully in operation the activities which take place will generate a number of vehicular trips, however, the existing hall to be demolished is currently accessed off Bellfields Road and the new hall is not of any significantly greater scale and therefore the level of activity is unlikely to be substantially different to that of the existing premises. The difference will be the movement of traffic through the parking area due to its new location and proposed access. The County Highway Authority have assessed the proposal and have raised no objections in terms of highway safety or capacity and therefore this is considered to be acceptable.

The proposal is found to be compliant with policy ID3 of the LPSS, 2015-2034, and the requirements of Chapter 9 of the NPPF, 2019.

Impact on trees and vegetation

The existing site has a small number of trees upon it and adjacent in close proximity. The proposal includes the removal of two category C trees and a category U tree group, their removal is required in order to facilitate access as well as some of the trees being earmarked for removal as part of the Weyside Urban Village development.

The largest category B trees on the site, located along the eastern boundary, would be retained. Tree protection measures including the use of pad foundations and no dig surface treatments would be used to minimise impact within the Root Protection Area of the retained trees.

The Council's Arboricultural Officer has assessed the accompanying arboricultural impact assessment and has found this to be acceptable.

The proposal is compliant with policy NE5 of the saved Local Plan, 2003, and the requirements of the NPPF, 2019.

Sustainability

The NPPF requires the planning system to shape places in a way that contributes to "radical reductions" in greenhouse gas emissions and states that plans should take a proactive approach to mitigating and adapting to climate change in line with the objectives of the Climate Change Act 2008. Policy D2 of the LPSS and the accompanying Climate change, sustainable design, construction and energy SPD sets out the Council's approach to achieving the overarching requirement from national policy.

Part 3 of policy D2 requires non-major development proposals to submit sustainability information which is proportionate to the size of the development in the planning application, whilst part 11 specifies that planning applications must include adequate information to demonstrate and quantify how proposals comply with the energy requirements at paragraphs 5-10 of the policy. Part 9 sets a mandatory requirement that new buildings must achieve a reasonable reduction in carbon emissions of at least 20% measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).

The Council have received a letter setting out the sustainability information for the proposal. The letter covers natural resources, sustainable design and lifestyles and climate change adaptation.

Natural resources: The building is pre-fabricated so construction waste is minimised, it would be easily deconstructed and fully reusable, this minimises the use of primary materials compared to a permanent building required for only a short time. The proposed building is manufactured using aluminium and wood as materials in its construction that would be recyclable at the end of its lifespan.

Sustainable design and lifestyles: The building has been specified with additional Rockwool insulation within the walls and ceiling to provide energy efficient fabric within the building which will minimise energy demand from heating and cooling. The building has been orientated so that the hall for public use is located at the south end to benefit from maximum solar gain and natural light to minimise the need for artificial lighting and mechanical heating. The functional rooms such as the kitchen and cellar are positioned in the northern section of the building in order to reduce the need for mechanical cooling of these rooms. No gas appliances will be included instead all appliances will be electric and this and the lighting would be energy efficient. Water efficient appliances and low flush toilets will be fitted in order to reduce water demand. The building is located in a sustainable location in close proximity to bus stops on Woking Road and surrounded by the existing community. Cycle parking is included in the proposal.

Climate change adaptation: The building would retain the existing, significant trees on the site that would provide partial shade. The proposed landscaping would introduce significant extra planting on the site and permeable surfacing. The drainage design and surface water network have been specified for no flooding in the 1 in 100 year plus 40% event.

The Council's Policy Officer has assisted in the review of this sustainability information and has made the following comments:

In terms of waste and resources, the off-site prefabrication process and deconstructable nature of modular buildings means that the construction will be very low waste. No concrete is being laid so no information requiring use of recycled/secondary aggregate is necessary. The applicant has confirmed that the materials in the product are sustainably sourced. The development meets the policy on waste and resources and can be regarded as very positive.

In terms of sustainable design, the predominant usable space is positioned to the south and the hotter functional rooms to the north, this accords with guidance. Cycle parking is beneficial for sustainable lifestyles. Taking into account the limited scale of the development this is considered acceptable.

In terms of water efficiency, there is a commitment to water efficient fixtures and fittings, which is adequate given the scale of the building. As it is not a dwelling, there is no quantifiable standard they have to meet.

In terms of climate change adaptation, the extra planting and permeable surfaces are welcome and the drainage scheme has taken into account flooding. Shading from trees will help prevent overheating and is a positive element, although there is not an overheating study to demonstrate this, however, considering the scale of the development, this is acceptable.

In terms of energy, the scheme is 100% electric, which is a significant benefit as it becomes carbon ready, however, the applicants have not provided the SBEM calculations which would enable the Council to establish whether the building meets the 20% reduction in carbon emissions. The applicant will be required to produce these calculations for building regulations approval and as such this does not apply any additional burden on the applicant. A condition will, therefore, be added to ensure that these calculations are submitted unless the building is demonstrated to be exempt from building regulations.

Overall, subject to the condition requiring SBEM calculations, the proposal is found to be compliant with policy D2 of the LPSS, 2015-2034, the Climate change, sustainable design, construction and energy SPD, 2020, and the requirements of the NPPF, 2019.

Conclusion.

The application has been shown to be acceptable in principle, there would be no adverse impact on the character of the area or trees and vegetation, appropriate mitigation has been designed to prevent significant impact upon neighbouring amenity and sustainability has been adequately addressed. Therefore, the proposal is in compliance with both local and national planning policies and therefore is recommended for approval.