



Pixham Residents' Association

<https://www.pixhamresidents.org/>

IT'S ALL CHANGE AT AVIVA (2)



Stonegate's planning application **MO/2022/1173** will change the site dramatically.

This app is to:

- a) Demolish the former Social Club building
- b) Build 41x4-bed terraced houses

Read more & respond to the consultation.

There's a separate version for their application to convert office space in the former Aviva

**Extracts
documents**

**from
relating**

to pre-Aviva site Planning app: MO/2022/1173

Refer to the full app (via Mole Valley District Council Planning Applications Search **MO/2022/1173**) for more details.

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Please write in with your comments:

[WPHAPPCRITERIA \(molevalley.gov.uk\)](https://www.molevalley.gov.uk/wphappcriteria) Search for app MO/2022/1173

Once it comes up, click on the app number, then click on 'Comment'.

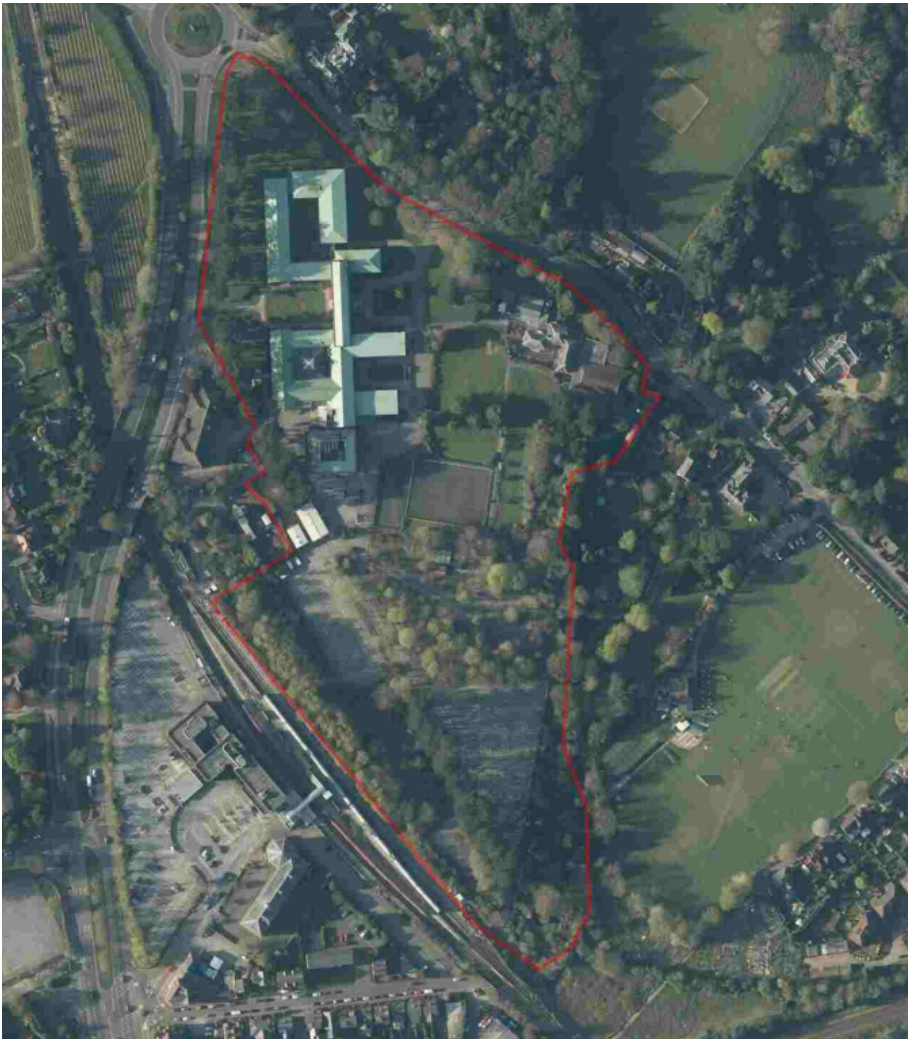
You'll need to give your address which will be published on their website, along with your letter.

Alternatively, contact **planning@molevalley.gov.uk**. or post to the Corporate Head of Service, **Planning** Department, **MVDC**, Pippbrook, Dorking, RH4 1SJ.

Comments to be received by 11th August 2022.

It's useful to relate the proposals to illustrations below.

a) Entire site



b) Area of site covered by this application:



d) Vision of the whole site after development



5.1 As set out in **Section 3.0** of this statement, the Application proposes:

- Demolition of the existing buildings and structures on the Site, including the Friends Provident Sports and Social Club;
- The redevelopment of the Site to provide a total of 41 new residential homes;
- The delivery of 41 high quality four bedroom town houses, which comprise of two storeys with a dormer roof;
- The delivery of 101 car parking spaces including spaces for visitors plus provision for two cycle parking spaces within each dwelling;
- The creation of two new internal pedestrian and vehicular access routes to provide access to the new accommodation; and
- The delivery of high quality landscaping strategy throughout the Site, providing both private and community amenity in the form of private gardens and areas of open green and useable space.

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Info from the Planning Application form:

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

ASSESSMENT OF FLOOD RISK

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

e) Development plan:



The rows are spaced at 21m apart to ensure minimal overlooking from habitable rooms. At the eastern end of the first street, a pair of semi-detached units, sited perpendicular to the two rows, closes the vista.

The north elevation of these houses (Plots 1-9) is approximately 15 m further south than the existing clubhouse building.

The two 'streets' have parking spaces for each dwelling, and the proposed landscaping ensures that cars do not dominate the overall streetscene.

Three 'parking courts' are proposed, as shown on the site layout drawing, screened with soft landscaping. Units 9 and 10 are sited to avoid the area of the site that is designated as Flood Zone 2 (Refer to SLR Consulting Report).

5.2 PROPOSED ACCOMMODATION A total of 41 four-bedroom houses is proposed.

All units meet the DCLG Technical Housing Standards - nationally described space standard.

At least 40% of spaces are to be provided with an EV charge point. All units are to have private gardens (all a minimum of 10.5m deep, and of at least 60m² in area), as well as access to the areas of shared amenity. Each house will have storage space for a minimum of two cycles in the rear garden.

Refuse and recycling bin storage is provided at the front of each dwelling within a treated timber housing. Typical floor plans are shown below, with a variety of possible configurations.

All units are dual aspect, with open plan Living / Dining / Kitchen areas, and two bedrooms on both first and second floor. Bedroom 1 has a full height window with a Juliet balcony facing the rear garden.

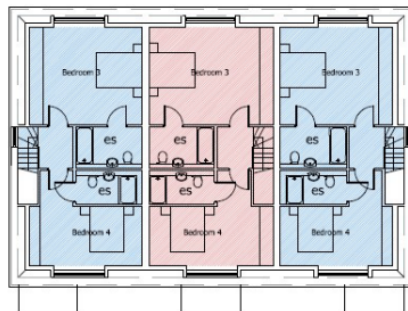


GROUND

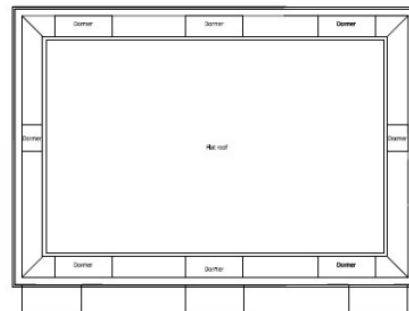


FIRST

4 Bedroom House 175m² GIA 4 Bedroom House 179m² GIA 4 Bedroom House 175m² GIA



SECOND



ROOF

Middle unit of each is fully wheelchair accessible.



FRONT



GARDEN



SIDE



SIDE

Typical elevations. Buff brickwork, slate mansard roofs, lead clad dormers, and cast stone string courses and entrance porticoes.

5.4 LANDSCAPING The existing trees within the site and along the site boundaries have been retained, and new trees and planting are provided where suitable.

The proposals include several large areas of landscaped shared amenity space, with walkways and bench seating. With regard to private amenity provision, all houses are to have private garden space of a minimum of 60m², with most being substantially larger.

5.5 INCLUSIVE ACCESS The scheme is designed to accommodate the access requirements of everyone, thereby contributing to a sustainable environment. All units are designed to be compliant with Building Regulation M4(2), and to be capable of adaption to be fully wheelchair accessible. Parking spaces are designed to meet disabled parking standards. Each house allows for at least one parking space to be suitable for wheelchair users.

Sustainability and Energy Statement

The reductions in emissions from energy efficiency measures and the use of renewable technologies can be summarised as follows;

	Total Emissions	% Reduction
	kg CO ₂ per year	
Baseline (Building Regulations TER)	142,448	-
Be Green - after efficiency and ASHPs	79,591	<u>44.13%</u>

The key sustainability findings can be summarised as;

- Reduction in carbon dioxide emissions compared to the maximum permissible by the Building Regulations (Part L - 2013) through energy efficiency measures;
- A total reduction in (TER) carbon dioxide emissions of at least 40% from energy efficiency, low-carbon and renewable technologies will be achieved (based on Part L – 2013);
- The water use to each unit will achieve the enhanced standard required by the Building Regulations of 110 litres per person per day;
- Outdoor space in the form of private gardens as well as enhanced public open space;
- All dwellings will be built in accordance with Part M4(1) of the Building Regulations.

Air source heat pumps for all units. *For info:*

<https://www.which.co.uk/reviews/ground-and-air-source-heat-pumps/article/air-source-heat-pumps-explained>

All space heating and hot water will be provided to the houses from renewable technologies. There will be no mains gas connection to the site and therefore there will be no on-site NOx emissions.

Rainwater harvesting butts could be provided for landscaping maintenance.

The following devices will be incorporated within the homes: • Water efficient taps. • Water efficient toilets. • Low output showers. • Flow restrictors to manage water pressures to achieve optimum levels. • Water meters with guidance on water consumption and savings.

Playspace 5.14 The Site will provide dedicated playspace throughout the Development.

5.15 Vehicle & cycle parking: The Proposed Development will provide a total of 101 car parking spaces. As set out above, parking will be located in two areas either within the dedicated parking courts which are located within the north and south of the Site or adjacent to the individual residential properties.

5.16 With regards to cycle parking, the Proposed Development will deliver a total of 82 cycle parking spaces across the Site, with cycle storage provided within the individual units.

7.61 101 car parking spaces to support the introduction of 41 new town houses. Of these spaces each individual unit will benefit from 2 allocated car parking spaces with a further 10 unallocated spaces located in the parking courts. This provision equates to a parking provision of 2.25 spaces per unit. In addition to the 92 car parking spaces, the remaining spaces will be provided for visitor spaces.

7.66 Cycle parking will need to be secure, accessible and convenient. Appendix 18 of the emerging Local Plan states that cycle provision for residential development will be required to align with the following: • 1 space per dwelling for 1 and 2 bedroom units; and • 2 spaces per dwelling for 3+ bedroom units.

Trees 7.79

7.81 This Application is accompanied by an Arboricultural Impact Assessment & Method Statement, prepared by ACD Environmental. The Assessment seeks to evaluate the direct and indirect effects of the proposed design on the trees on the Site and where necessary recommends mitigation. The Assessment identifies that all but one single group of four birch trees proposed for removal are in the lower two categories 'C' and 'U' and are not of a quality that should represent any constraint to development. **The report notes that 3 category C trees and 1 category b and 4 category c tree groups are required for removal to enable the development to be brought forward.** For the trees retained on the Site, the Assessment identifies a number of measures that should be implemented to protect those trees which are to be retained. The implementation of these measures are likely to be secured through a suitably worded condition.

It seems that 13 trees in all are to be removed: see the table. The plan shows their location, indicated by a small red cross.

- 1.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.5. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.6. All but a single group of four Birch trees proposed for removal are in the lower two categories, 'C' and 'U', and are not of a quality that should represent any constraint to development.
- 1.7. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.8. Number of trees to be removed as a direct result of the current design (see section 4 for details):

BS Category	Number of individual trees	Tree Groups
U	~	~
A	~	~
B	~	1
C	3	4

2.6. The site as a whole is the subject of two Mole Valley District Council Tree Preservation Orders.

3.7.2. A single group of category 'B' Silver Birch trees, group no. G6, are to be removed to facilitate the proposed development.

3.7.5. 3.7.6. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

3.9.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences.

3.11.2. Sensitive demolition will be required for the Club House and associated sports facilities adjacent to TPO trees. This should be carried out under on-site supervision of the project arboriculturist.



7.85 Bat surveys are scheduled to take place on 27th and 28th July 2022 and will be submitted to the Council upon completion.

7.86 Any clearance of suitable bird nesting habitats from the Application Site would need to be carried out outside of the bird nesting season (March – August, inclusive) or be preceded by a nesting bird check carried out within 24 hours of the proposed clearance works. Finally, within the wider site, but not this specific Site, a strand of Japanese Knotweed was recorded within the Application Site. 7.87 A comprehensive landscape strategy for the Site is proposed which will seek to enhance biodiversity on the Site. As a result of this a biodiversity net gain will be achieved on the Site.

7.90 This application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy, prepared by SLR which considers the Site's potential flood risk from a number of sources. As set out within the Report, the application Site predominately falls within Flood Zone 1 however **parts of the north east corner of the Site lie within Flood Zone 2 and 3. Whilst the Site is located within all three flood zone its should be noted that build form development is only proposed in Flood Zone 1 with only the gardens of two town houses situated within flood zone 2 and 3.** The report identifies that there is a potential for flooding from River or Fluvial sources, surface water and overland flow and sewers and mains water. In light of the identified potential flood risk sources, the finished floor levels for the two north eastern properties will be set at or above 41.9m AOD. This is 880mm higher than the design flood level. The risk of fluvial flooding to the proposed development site is therefore considered low.

7.92 Furthermore, Policy CS20 (Flood Risk Management) of the Core Strategy states that the Council will expect to see the use of appropriate sustainable drainage systems (SUDS) as part of any development proposal.

All new road networks (north, south) and car parking will comprise of permeable paving whereby flows will infiltrate through the gravels and into the bedrock. Due to potentially shallow groundwater within the garden of the two north eastern properties, flows from the roof areas will discharge into the northern road of permeable paving.

Archaeology:

7.98 **The archaeological assessment has identified that the Site has a high archaeological potential for Roman activity and a moderate potential for Saxon, Medieval or Post Medieval period.**

7.99 Development within the Site would be likely to result in impacts on below ground archaeological remains where present within the footprint of the development. It is likely that survival of archaeological remains, if present, within the footprint of past and existing 19th and 20th century development within the site would be poor. On balance, it is likely that any archaeological features or finds that may be impacted by the proposed development would be of local significance only.

7.100 **The Assessment concludes that an archaeological evaluation be undertaken to clarify the presence or absence, character, and significance of archaeological evidence within the Site.** Any such works would follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

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