

JOINT PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2017/1250

LAND WEST OF SWEETERS COPSE, LOXWOOD ROAD, ALFOLD

Update to the report

An amended plan (17-967-085 Rev C) has been received in relation to the building containing units 49 – 50 (flatted units), showing a reduction in the ridge height of the building from 9.3m to 8.6m. This reduction in height has resulted from the removal of a flat within the roofspace, which was previously proposed (the flat has been re-provided elsewhere in the development as a flat over a garage).

Officers consider that the reduction in ridge height of the proposed building would be a positive feature.

In addition, an amended plan (17-967-003 Rev B) has been received in relation to the refuse collection points, showing a collection point on bin day to serve unit 51.

Update to the 'Infrastructure Contributions' section of the agenda report

As set out in the agenda report; as the proposed housing mix has been confirmed under the current Reserved Matters application, this would generate a change to the education contributions sought as the contributions sought at the outline application stage (and secured by the original Section 106 Agreement) were based on an unknown mix.

The revised contribution would need to be subject of a Deed of Variation, such to amend the original legal agreement. The School Commissioning Team at Surrey County Council has advised that the revised contributions based on the amended housing mix are as follows:

- Early Years education - £37,018 (unchanged)
- Primary education - £179,425 (reduction of £9,335)

At the time of writing this update, a Deed of Variation has not been completed however an application has been submitted to the Council for consideration (Ref:

S52/2018/0001). Subject to its completion, the proposal would satisfactorily mitigate its impact in respect of Planning Infrastructure.

The remaining infrastructure contributions would be unaltered and have been secured by the original legal agreement.

Responses from Consultees

Comments have been received from the School Commissioning Team at Surrey County Council in respect of the education contributions being sought. These comments have been set out within the 'Update to the 'Infrastructure Contributions' section of this report.

Additional representations

3 further letter of representation has been received, raising objection on the following grounds:

- Addition of 2 more bungalows is good, but they would be far more useful as 2 beds than 1 bed.
- Moving the LEAP is an improvement, but it remains isolated from the rest of the properties.
- Query what a 'rain garden' is and the suitability of putting it next to the LEAP.
- The public open space has disappeared, unless it is the land to the sides of the LEAP.
- Increase in size of affordable units is good, but the 4 bed units have garages and single storey extensions to the rear and could become 6 bed units.
- Distance for unit 51 to take refuse bins.
- The proposal looks cramped – a reduction of a few houses could have opened the site up.
- The northern and eastern part of the site, where the larger private homes are, looks more appealing than the southern and western part of the site.
- It is noted that a separate application to vary the educational contribution has been submitted – it would be useful to have more information as to what this exactly means.
- The 'nature corridor' should be protected – the use of covenants as recommended by the Parish Council to exclude garden structures for units 33 and 35 may not be enough.
- Light pollution and impact on ecology.
- Query what the boundary treatment would be for gardens facing onto the nature corridor (oak trees on northern boundary)
- Parking arrangements and impact on neighbouring amenity.
- There should be a reduction in the number of dwellings being proposed.

- The proposed homes adjoining Loxwood Road should be single storey.
- Impact on air pollution arising from the traffic calming measures.
- No sewage system or drainage is shown on the plans.
- Protection of trees along the northern boundary.
- The footpath should be relocated.
- Renewable energy should be incorporated.

In response to the above, officers would advise that the matters of site layout, LEAP, design of dwellings, impact on neighbouring residential amenity and standard of accommodation have been discussed in the agenda report. As set out within the agenda report, the matter of drainage was discussed at the outline stage (WA/2015/2261). Similarly, the matters of access and highways works (traffic calming measures) were agreed at the outline stage.

With regard to areas of public open space, this would comprise the space around the proposed LEAP.

An amended plan has been received confirming the location of the refuse collection point for unit 51.

The 'rain garden' is in reference to the proposed soft landscaping. This refers to the proposed wetland areas, which are to be seeded with meadow mixture for wetlands grass seed mix.

With regard to the application which has been submitted to the Council seeking to vary the Section 106 Agreement completed at the outline stage, Officers would refer to the 'Update to the Infrastructure Contributions section of the agenda report'. This application forms a separate application to that of the current Reserved Matters application.

In respect of controlling development within gardens, Officers would advise that covenants are private matters. Officers have considered whether the imposition of planning conditions is required and a number of conditions have been recommended as set out in the agenda report. In accordance with paragraph 206 of the NPPF, conditions will only be imposed where they meet the 6 tests – being necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

The proposed boundary treatment within the site would include a mixture of close boarded fencing and brick walls. Full details of the hard landscaping would be secured under recommended Condition 4.

With regard to lighting within the site, details have been secured under Condition 14 of the outline permission WA/2015/2261.

In terms of the proposed protection of trees on site, a condition has been recommended (Condition 5) to secure the submission and agreement of a Tree Protection Plan. A detailed landscaping scheme would also be secured under recommended Condition 13.

However, this update sheet has been drafted prior to the expiry of the neighbour representation date (which is 23/01/2018). As such, any further representations will be reported orally at committee.

Amendment to conditions/informatives

In light of the amended plans received, it is recommended that Condition 1 (plan numbers) be amended to read as follows:

1. Condition

The plan numbers to which this permission relates are:

17-967-SUV	Topographical Survey
17-967-LOC	Location Plan
17-967-001 Rev N	Site Layout
17-967-003 Rev A B	Affordable housing, Refuse and Parking
17-967-020	Single garage
17-967-021	Double garage
17-967-030 Rev C	House Type 3
17-967-031 Rev C	House Type 4
17-967-034 Rev C	House Type 7
17-967-037 Rev D	House Type 9
17-967-038 Rev D	House Type 10
17-967-039 Rev D	House Type 11
17-967-040 Rev D	House Type 12
17-967-041 Rev D	House Type 13
17-967-042	House Type 3 & 4
17-967-043	House Type 3 & 4 handed
17-967-048 Rev C	House Type 10 handed
17-967-049 Rev C	House Type 11 handed
17-967-050 Rev C	House Type 12 handed
17-967-051 Rev D	House Type 13 handed
17-967-052 Rev A	House Type 11 handed
17-967-053	House Type 8
17-967-060 Rev D	Floor plans units 8 - 11
17-967-061 Rev D	Elevations units 8 - 11

17-967-063 Rev D	Elevations units 12 - 13
17-967-064 Rev C	Apartment layout
17-967-085 Rev B C	Apartment Units 49 - 50
17-967-086 Rev C	Bungalow units 21 & 24
17-967-087 Rev B	House Type 8 handed
17-967-088	Bungalow unit 22
17-967-089	Bungalow unit 25
17-967-110	Flat over garage

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Revised Recommendation

Recommendation A

That, subject to consideration of third party representations, conditions 2 – 13 as set out on pages 51 – 56 of the Agenda Report, amended Condition 1 as set out on the update sheet, Informatives 1 – 16 as set out on pages 56 – 59 of the Agenda Report, and a S106 Agreement to secure a deed of variation to the original legal agreement to amend the education contributions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

Recommendation B

That, in the event that a deed of variation to the original legal agreement to amend the education contributions is not completed within 6 months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED for the following reason:

1. Reason
In the absence of a Deed of Variation to the Legal Agreement secured under WA/2015/2261, the development fails to comply with Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended).

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