

JOINT PLANNING COMMITTEE
ADDITIONAL UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda and written update sheet

Item B1

WA/2017/1250

LAND WEST OF SWEETERS COPSE, LOXWOOD ROAD, ALFOLD

The representation date (23/01/2018) has passed since the drafting of the agenda report and update sheet.

2 further letters (from 1 address point) have been received raising objection on the following grounds:

- Officer recommendation made before expiration of date for comments.
- Build line of dwellings proposed.
- LEAP facilities are insufficient.
- Lack of interaction between the developer and community.
- Rumble strips
- Position of affordable dwellings.
- Design of proposed dwellings.

In response to the objections raised, officers would respond as follows:

The officer recommendation is subject to the consideration of any further third party representations received. This is set out on page 1 of the Agenda Report and the expiry of the representation date is set out on page 29 of the Agenda Report. Officers can confirm that the representations which have been received following the drafting of the Agenda Report have been fully considered and reported herewith.

With regard to the build line, officers consider that the proposed site layout would be well related to the existing residential development and pattern of development within the village.

Officers consider that the proposed children's play equipment to be provided within the LEAP would be sufficient and would provide a range of opportunities for play.

With regard to community consultation, the developer has liaised closely with the Parish Council and Local Members, who represent local views. Consultation has

been undertaken by the Council and the community has been given the opportunity to make representation.

The matter of access and associated highway works were approved under the outline permission in 2015 (Ref: WA/2015/2261). The County Highway Authority is satisfied that the access would be safe and that the traffic calming measures proposed would help to reduce speeds locally.

Affordable dwellings would be spread out within the site and officers consider the design of the dwellings, as a whole, to be acceptable.

In response to the concerns set out within the previous written update sheet with regard to boundary treatment and the northern 'nature corridor', officers would recommend the following additional condition to secure details of proposed boundary treatment:

Additional Condition

- 14. Condition
Prior to the first occupation of the proposed dwelling, details of all proposed screen walls or fences, or other means of enclosure, should be submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatment shall be erected prior to the first occupation of any part of the approved development, and thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, 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, **additional Condition 14 as set out on the verbal 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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