

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 22 SEPTEMBER 2014

SUBMITTED TO THE COUNCIL MEETING – 14 OCTOBER

(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr Brian Ellis (Chairman)	Cllr Peter Isherwood
Cllr Maurice Byham (Vice Chairman)	Cllr Stephen Mulliner
Cllr Paddy Blagden	Cllr Julia Potts
Cllr Elizabeth Cable	Cllr Stewart Stennett
Cllr Mary Forszewska	Cllr Chris Storey
Cllr Richard Gates	Cllr Jane Thomson
Cllr Michael Goodridge	Cllr Nick Williams

Apologies

Cllr Brian Adams, Cllr Christiaan Hesse, Cllr Stephen Hill, Cllr Simon Inchbald, Cllr Bryn Morgan, Cllr Stephen O'Grady, Cllr Stefan Reynolds, Cllr Brett Vorley and Cllr John Ward

Also Present

Councillor Patricia Ellis

14. MINUTES (Agenda item 1.)

The Minutes of the Meeting held on 27 August 2014 were confirmed and signed.

15. APOLOGIES FOR ABSENCE (Agenda item 2.)

Apologies for absence were received from Councillors Brian Adams, Christiaan Hesse, Stephen Hill, Simon Inchbald, Bryn Morgan, Stephen O'Grady, Stefan Reynolds, Brett Vorley and John Ward.

16. DISCLOSURE OF INTERESTS (Agenda item 3.)

There were no declarations of interests.

17. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4.)

There were no questions from members of the public.

PART I - RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

BACKGROUND PAPERS

The background papers relating to the following item in Part II are specified in the agenda for the meeting of the Joint Planning Committee.

PART II - BRIEF SUMMARIES OF OTHER MATTERS DEALT WITH

18. APPLICATIONS FOR PLANNING PERMISSION (Agenda item 5.) (Pages 31 - 50)

WA/2014/1038 – Land south of Amlets Lane and North of Roberts Way, Cranleigh

Outline application for the erection of up to 125 dwellings and a mixed use Community Building (Classes D1 and B1a) together with public parkland with mixed use including orchard, food growing and wildlife habitat and associated works with all matters reserved (as amended by additional plan received on 25/07/2014, emails received on 26/08/2014 and 02/09/2014, and amplified by plans received on 26/08/2014 and on 18/09/2014).

18.1 The Chairman introduced the Officers present:

Matthew Evans, Head of Planning

Elizabeth Sims, Development Control Manager

Barry John Lomax, Eastern Area Team Manager

Barry Devlin, Planning Lawyer

Richard Cooper, Transport Development Planner, Surrey County Council

18.2 The Chairman invited Matthew Evans to provide some context for the Committee's consideration of the planning application before them for determination.

Mr Evans advised the Committee that this application was the first major greenfield application to be determined in Waverley since the National Planning Policy Framework (NPPF) had been published. The NPPF had marked a major shift in the government's house-building policy: it was explicitly pro-growth, with a presumption in favour of sustainable development; it aimed to boost significantly the supply of housing; and local planning authorities were required to identify sites sufficient to provide 5 years worth of housing supply. Waverley currently could only evidence a 3.8-year supply, and therefore there was a strong imperative to address this deficiency.

18.3 Mr Evans advised the Committee on the relative weight of the NPPF and the emerging Local Plan and Cranleigh Neighbourhood Plan. Emerging plans or intentions carried no weight until the formal stage of "Publication". Waverley's Local Plan was due for Publication in early 2015; the Cranleigh Neighbourhood Plan was due for Publication in February 2015.

18.4 Mr Evans also addressed the issue of prematurity that had been raised in relation to the timing of this application and the emerging Local and Neighbourhood Plans. The NPPF and National Planning Policy Guidance (NPPG) indicated that prematurity would be unlikely to justify a refusal other than where it was clear that the adverse impact of granting permission would significantly and demonstrably outweigh the benefits. Examples of prematurity given in the NPPG were where "development is

so substantial, or its cumulative effect would be so significant that to grant permission would undermine plan-making process and the emerging plan is at an advanced stage". Refusal of planning permission on grounds of prematurity would seldom be justified where a draft Local Plan had yet to be submitted for examination; or in the case of a Neighbourhood Plan before the end of the LPA publicity period.

18.5 The Chairman invited Mr Lomax to present a summary of the application proposals and the key determining issues. Mr Lomax also updated the Committee on matters arising following preparation of the agenda report, including the receipt of an amended plan on 18/09/2014, and receipt of comments from the Surrey Hills AONB Planning Advisor and the County Highway Authority on the revised plan, which had been circulated in the Update Report.

18.6 In accordance with the Council's arrangements for public participation at meetings, the following made representations in respect of the application, with each being given the opportunity to speak for up to 5 minutes.

Objector – Stella Gravill

Mrs Gravill raised concerns regarding: highway safety on Amlets Lane and the wider traffic impact of increased vehicular traffic volumes generated by the development; loss of countryside and open space used for recreation; and, the unsustainable location.

Agent – Dr Robert Wickham

Dr Wickham highlighted to the Committee the benefits of the development, including: increased supply of housing, including 40% affordable housing; reduced risk of flooding due to reduced rate of run-off; improved footpaths, bridleway and connectivity; convenient for schools; self-contained; would provide open space; and, good access to main roads.

18.7 In accordance with the Council's Procedure Rule 23, Councillor Patricia Ellis also addressed the Committee.

Cllr Mrs Ellis advised the Committee of her reservations about the sustainability of the site in terms of the distance from village services and facilities; the impact of the resultant increase in traffic on highway safety; the loss of open space; and urbanising impact of the development.

18.8 The Committee then debated the application before coming to its decision. Members' main concerns related to highway safety, and they sought clarification from the County Highway officer present on the methodology for modelling traffic flows and speeds, and the mitigations proposed in the recommended conditions. Members were also concerned about the number of consultee responses outstanding, and officers advised that these would be unlikely to materially affect the determination of the application. Notwithstanding the earlier advice from the Head of Planning, Members were concerned that the efforts of the community in developing a Neighbourhood Plan were being frustrated by developers submitting planning applications that had to be determined by Waverley.

- 18.9 The Chairman highlighted the amount of development that had occurred to the east of Cranleigh since the 1960s, with increasing reliance on private motor vehicles to access local facilities. He felt that this development, if permitted, would add to the urbanisation of the village and have a detrimental impact on residential amenities, and the AONB. The Chairman voiced his frustration at the tension between the powers given in the Localism Act and the presumption in favour of development in the NPPF.
- 18.10 Having concluded its deliberations, the Joint Planning Committee **RESOLVED** by 8 votes in favour to 6 votes against (with no abstentions) that: outline planning permission be **GRANTED**, subject to the applicant entering into an appropriate legal agreement by 22/12/2014 to secure the provision of Planning Infrastructure Contributions; on-site affordable housing; 15 self-build units; the establishment of a Management Company for the management and maintenance of play and open space; the submission and management of a Travel Plan; financial contributions to Sustainable Transport Improvements; and the delivery of off-site highway improvement; and subject to the planning conditions and informatives detailed in the attached schedule.

Councillors Brian Ellis, Stewart Stennett and Mary Forszewska asked that their votes against granting of planning permission be recorded in the minutes.

- 18.11 In the event that the requirements of the above permission were not achieved by 22/12/2014, the Joint Planning Committee **RESOLVED** to **REFUSE** outline planning permission, for the following reason:

Reason

The proposal has failed to provide adequate mitigation for its impact upon infrastructure or adequate provision of affordable housing, contrary to Policies D13 and D14 of the Waverley Borough Local Plan 2002, and the Planning Infrastructure Contributions SPD 2008, and the guidance in the National Planning Policy Framework 2012.

The meeting commenced at 7.00 pm and concluded at 9.00 pm.

Chairman

**JOINT PLANNING COMMITTEE
22 SEPTEMBER 2014**

**WA/2014/1038 Land South Of Amlets Lane And North Of Roberts Way,
Cranleigh**

The Joint Planning Committee RESOLVED that subject to the applicant entering into an appropriate legal agreement by 22/12/2014, to secure the provision of Planning Infrastructure Contributions; on-site affordable housing; 15 self build units; the establishment of a Management Company for the management and maintenance of play and open space; the submission and management of a Travel Plan; financial contributions to Sustainable Transport Improvements; and the delivery of off-site highway improvements, outline planning permission be GRANTED subject to the conditions and informatives detailed below.

1. Condition

Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance;
- (iv) landscaping; and
- (v) means of access

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Condition

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. Condition

No dwelling shall be occupied until:

- a) A scheme for the laying out and equipping of the play area shown on the submitted plan, to include details of play equipment, landscaping,

boundary treatment and safety checks of the equipment has been submitted to and approved in writing by the Local Planning Authority and;

- b) The play area has been laid out and equipped in accordance with the approved scheme.

Reason

To ensure that the play area is provided in a timely manner in the interests of the amenity of future residents in accordance with Policies D1, D4 and H10 of the Waverley Borough Local Plan 2002.

4. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.

5. Condition

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. An indicative programme for carrying out of the works
- ii. The arrangements for public consultation and liaison during the construction works
- iii. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- v. the parking of vehicles of site operatives and visitors
- vi. loading and unloading of plant and materials
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- ix. wheel washing facilities
- x. measures to control the emission of dust and dirt during construction

- xi. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

Having regard to the amenities of neighbouring properties and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. It shall be enclosed and/or attenuated so that noise resulting from its use does not exceed a level of 10dB(A) below the existing background level (or 15dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142: 1997, at a point 3.5 metres external to the nearest noise sensitive premises.

Reason

Having regard to the amenities of neighbouring properties and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition

No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details.

Reason

Having regard to the amenities of neighbouring properties and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

8. Condition

No development (excluding demolition) shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

9. Condition
Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

10. Condition
Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

11. Condition
Prior to commencement of any works on site, plans shall be submitted showing the location of the dwellings, ancillary buildings and hard standing, the positions of which shall accord with the British Standard 5837 - Trees in relation to design, demolition and construction - Recommendations.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

12. Condition
Prior to commencement of any works on site, a detailed tree survey (species, locations and condition) and schedule that complies with British Standard 5837 - Trees in relation to design, demolition and construction - Recommendations, and which accurately shows all the trees to be retained and giving details of any tree removal and surgery required, shall be submitted to and approved by the Local Authority in writing. No retained tree shall be cut down, uprooted or destroyed nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

13. Condition

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837: Trees in relation to design, demolition and construction - Recommendations) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take "off site" trees into consideration. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

14. Condition

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

No development (excluding demolition) shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

16. Condition

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition

Prior to the commencement of any development (excluding demolition), details shall first be submitted to and approved in writing by the Local Planning Authority of a Programme of Phased Implementation for the permission hereby granted. The development shall thereafter be carried out in accordance with the agreed Phasing Programme unless otherwise first agreed in writing by the Local planning Authority. The phasing plan shall indicate the timing of construction of the scheme phases, including the provision of associated external works (such as parking and landscaped areas), commensurate with the phases and associated areas/uses being brought into use.

Reason

To ensure the proper and effective development of the site in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

19. Condition

The development hereby approved shall not be commenced unless and until the proposed vehicular access to Amlets Lane (D191) has been constructed and provided with visibility zones general accordance with Mayer Brown's Drawing No. MBSK140725-1 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in

accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

20. Condition

The development hereby approved shall not be first occupied unless and until a traffic calming scheme on Amlets Lane (D191) has been provided in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

21. Condition (Revised)

The development hereby approved shall not be first occupied unless and until the pedestrian and cycle links between the development and the surrounding area are provided, in general accordance with WSP's 'Indicative Access Points Drawing (Figure 4.2)'. The works shall be designed in accordance with Manual for Streets principles and be subject to the Highway Authority's technical and safety requirements. Once provided the pedestrian and cycle links shall be permanently retained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

22. Condition

The development hereby approved shall not be commenced unless and until a scheme for integrating and improving the surface of Public Footpath No. 346 within the development, is submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

23. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority 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 purpose.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

24. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors,
- (b) loading and unloading of plant and materials,
- (c) storage of plant and materials,
- (d) programme of works (including measures for traffic management),
- (e) provision of boundary hoarding behind any visibility zones,
- (f) HGV deliveries and hours of operation,
- (g) vehicle routing,
- (h) measures to prevent the deposit of materials on the highway,
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused,
- (j) measures to prevent deliveries at the beginning and end of the school day, and
- (k) on-site turning for construction vehicles

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

25. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

26. Condition (Revised)
The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for:
- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.
 - (b) Providing safe routes for pedestrians / cyclists to travel within the development site.
 - (c) Electric Vehicle Charging Points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

27. Condition
Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with Section 5 'Community Travel Plan' of Mayer Brown's Transport Assessment dated April 2014. The approved Travel Plan shall be implemented prior to first occupation of the development, and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

28. Condition
No development shall take place until a Low Emission Strategy covering measures to reduce transport emissions during the construction and operational phases of the development, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The Local Emission Strategy shall be written in conjunction with DEFRA Low Emissions Strategies - using the planning system to reduce transport emissions. Good Practice Guidance 2010 and the control of dust and emissions from construction and demolition - Best Practice Guidance November 2006 or the latest guidance at the time of writing the strategy. The development shall be carried out in accordance with the approved Strategy.

Reason

In the interests of air quality and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

29. Condition

Destruction by burning of materials obtained by site clearance, if at all necessary, shall not take place within 10 metres of the furthest extent of the canopy of any tree or tree group to be retained on the site or on land adjoining.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

30. Condition

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

31. Condition

Unless otherwise agreed in writing by the Local Planning Authority, no development (excluding demolition) shall commence until:

- a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason

To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policy D3 of the Waverley Borough Local Plan 2002.

32. Condition

The development hereby approved shall be carried out in accordance with the Discussions and Recommendations of the submitted Ecological Appraisal (July 2014), Hazel Dormouse Report (March 2014), Reptile Report, (January 2014), Bat Survey Report (January 2014), Great

Crested Newt Report (July 2014), Winter Bird Survey Report (April 2014) and Breeding Bird Survey Report (July 2014), Extended Phase I Survey of Land at Upper Tuesley by Parsons Brinckerhoff dated September 2012, in relation to mitigation measures for reptiles and birds.

Reason

To safeguard the ecological interest of the site in accordance with Policy C11 and D5 of the Waverley Borough Local Plan 2002.

33. Condition

Where any species listed under Schedule 2 or 4 of the Conservation of Habitat and Species Regulations 2010 is present on the site and where an offence under Regulation 41 is likely to occur in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place which are likely to cause an offence under Regulation 41 unless a licence to affect any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority.

Reason

To safeguard the ecological interest of the site in accordance with Policies C11 and D5 of the Waverley Borough Local Plan 2002.

34. Condition

Prior to commencement of any works, a survey for Great Crested Newts shall be undertaken and the results submitted to the Local Planning Authority, and if any are present within 30 metres (including on adjoining land) of the development site, the works shall not commence until a method statement for the protection of Great Crested Newts has been produced and any necessary Natural England licences have been obtained. The method statement shall be implemented in full.

Reason

To safeguard the ecological interest of the site in accordance with Policies C11 and D5 of the Waverley Borough Local Plan 2002.

35. Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term, has been submitted to and approved in writing by the local planning authority. The LEMP shall include methodologies of the sensitive management of both new and retained/enhanced habitat. The development shall be carried out in accordance with the approved details.

Reason

To safeguard the ecological interest of the site in accordance with Policies C11 and D5 of the Waverley Borough Local Plan 2002.

36. Condition
The development shall be carried out in accordance with the lighting works under the direction of sections 6.1.4 and 6.2.5 of the Outline Lighting Strategy document.

Reason

To safeguard the ecological interest of the site in accordance with Policy C11 and D5 of the Waverley Borough Local Plan 2002.

37. Condition
Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

38. Condition
Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and improved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason

To ensure that water supply infrastructure has sufficient capacity to cope with this additional demand and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

39. Condition
Prior to the approval of any reserved matters planning application a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- Existing runoff rates and volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and proposed rates and volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. It should be clearly demonstrated that runoff rates and volumes will not be increasing.
- Detailed drainage plans showing the pipe layout and pipe numbers.

- Calculations demonstrating that any runoff in the 1 in 30 year storm can be safely contained on site and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- If infiltration is proposed, infiltration test results in accordance with BRE 365.
- Finished Floor Levels should be no lower than 150mm above ground level to reduce the residual risk of flooding in exceedance events.
- All residential development should be located no lower than 2m above the 1 in 100 plus climate change flood level for the ordinary watercourse.
- Details of how surface run-off from the development will be controlled in such a way so as to prevent the ingress of sediment and contaminant laden waters into the surface water drainage network and receiving or nearby watercourse, Please note, such contaminants and sediments originate from roads, car parks and other hardstandings, and have the potential to induce a non-compliance with the European Water Frameworks Directive (WFD).

Reason

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF). As all matters are reserved, it is essential that a suitable surface water drainage scheme is designed and fully implemented based in the information noted above and on any future scheme design and layout to ensure that flood risk is not increased onsite or elsewhere.

40. Condition

No development approved by the permission shall be commenced until a scheme for the improvement of the existing sewerage systems has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. No occupation of dwellings/commencement of business approved by this permission shall occur until the scheme for the improvement of the existing sewage system has been completed.

Reason

This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) to ensure the protection of water quality as required by the European Water Framework Directive (WFD).

41. Condition

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with Policy D3 of the Waverley Borough Local Plan 2002.

42. Condition

Detailed plans and particulars of the Reserved Matters submitted to and agreed in writing by the Local Planning Authority pursuant to Condition (1) shall include a Site Specific CEMP, and these shall include details for the management of waste arising from the construction process, siting and design and drainage arrangements for any temporary construction offices, buildings and storage compounds/areas on or off that site, and measures proposed to mitigate against adverse effects of noise and dust during the construction of the proposed development and shall also indicate: -

- a) the proposed hours of operation of construction activities;
- b) the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, concrete production and dredging operations;
- c) sound attenuation measures to be incorporated to reduce noise at source;
- d) details of temporary lighting;
- e) arrangements for site access and vehicle parking; and
- f) a Construction Workers Travel Plan.

The approved CEMPs shall be strictly adhered to during all stages of the construction of the proposed development.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

43. Condition

Prior to the commencement of development, details of proposed community building shall be submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

44. Condition

The plan numbers to which this permission relates are site layout plan (amended 26/08/2014), location plan with proposed access points, site plan (sheet 2 of 2) 1174 revision 001, site plan (sheet 1 of 2) 1174 revision 001, site plan (sheet 2 of 2) 1174 revision 001, site plan (sheet 1 of 2) 1174 revision 001 and location plan with proposed access points. The development shall be carried out in accordance with the approved

plans. 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.

Informatives

1. If a biomass boiler is to be installed then this service will need to make a full assessment to ensure there is no harm to amenity. Biomass boilers are regulated in a variety of ways (depending on the size of the boiler) and we need additional information to make the appropriate assessment. Therefore the applicant is advised to supply the technical details of the biomass boilers, emission concentrations, fuel specification, fuel storage and delivery arrangements, and adequate details of stack height. The biomass boiler information form should be completed and included with your planning application if planning permission is required. Further information can be found at : www.waverley.gov.uk; Development Control : air quality assessments and Biomass boilers, or by contacting the Environmental Health section on 01483 523393.
2. The applicant is reminded that further opportunities to restore or enhance biodiversity recommended are as follows:
 - Providing bird boxes erected on the new buildings and on suitable trees on site; these should be for species likely to use this site.
 - Providing roosting opportunities for bats, through bat boxes on suitable trees on site and by using bat bricks or tiles on the new building, which allow bats to use buildings for roosting without interfering with householder activities.
 - The applicant should consult a suitably experienced ecologist to determine the most appropriate provision of bird and bat boxes for this site.
 - Creating 'wild areas' on site to provide food and shelter for smaller animals such as reptiles and invertebrates. These area should be subject to a 'light touch' management regime to prevent more invasive species such as bramble dominating the vegetation, and could:
 - be sown with a wildflower mix which is managed with a conservation mowing regime;
 - include a log pile created from some of any felled/dead wood on site to provide habitat for Stag Beetles and other invertebrate, reptiles and amphibians

- contain man-made 'refuges' for animals such as hedgehog, toad, ladybirds, bees etc.
 - Using native species when planting new trees and shrubs, preferably of local provenance, suitable for site conditions and complimentary to surrounding natural habitat. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.
 - Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.
3. The indicative plans should be included as part of the reserved matters to explain that those plans should form the basis of future discussions prior to a reserve matters application being submitted.
 4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
 5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
 6. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
 7. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
 8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works

Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
11. The developer is advised that Public Bridleway Number 346 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
12. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
13. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
14. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

15. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
16. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
17. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
18. Prior approval from Thames Water Developer Services would be required if developer proposes to discharge to a public sewer to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
19. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone Number: 0845 850 2777 for further information.
20. The watercourse on the site is classified as a non-main river or 'ordinary watercourse'. As such, under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority (Surrey County Council) is required for any proposed works or structures, in the watercourse. Contact SCC for further information. This is a separate process from seeking planning permission.
21. The Environment Agency recommend that a natural buffer zone free from all built development and formal landscaping be established at least 5 metres from the top of the bank on each side of the watercourse. A buffer zone will assist with the enhancement of the green and blue infrastructure corridors in the locality and will promote local flora and fauna.
22. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly

subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

23. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.
24. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
25. The planning permission hereby granted followed the completion of a related Planning Obligation (either a Unilateral Undertaking or a Legal Agreement) under S.106 of the Town and Country Planning Act (as amended).
26. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.
27. It is recommended that this trees be inspected for nesting birds prior to the commencement of works. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken. Natural England may be contacted by phone on (0845) 6003078 or via e-mail at enquiries@naturalengland.org.uk.
28. Bats are currently protected by the Wildlife & Countryside Act 1981, the Countryside Rights of Way Act 2000 and the Natural Habitat Regulations 2007. In brief this makes it an offence to both intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection and to intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
29. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
30. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk For further information please see the Guide to Street and Property Naming on Waverley's website.

31. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.