

To: All Members and Substitute Members of
the Joint Planning Committee
(Other Members for Information)

When calling please ask for:
Ema Dearsley, Democratic Services Officer

Policy and Governance

E-mail: ema.dearsley@waverley.gov.uk

Direct line: 01483 523224

Calls may be recorded for training or monitoring

Date: 29 January 2019

Membership of the Joint Planning Committee

Cllr David Else (Chairman)	Cllr David Hunter
Cllr Peter Isherwood (Vice Chairman)	Cllr Jerry Hyman
Cllr Brian Adams	Cllr Simon Inchbald
Cllr Mike Band	Cllr Anna James
Cllr Maurice Byham	Cllr Denis Leigh
Cllr Carole Cockburn	Cllr Stephen Mulliner
Cllr Kevin Deanus	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Chris Storey
Cllr Mary Forszewska	Cllr Liz Townsend
Cllr Michael Goodridge	Cllr John Ward
Cllr John Gray	Cllr Nick Williams
Cllr Val Henry	

Substitutes

Appropriate Substitutes will be arranged prior to the meeting

Members who are unable to attend this meeting must submit apologies by the end of Wednesday, 30 January 2019 to enable a substitute to be arranged.

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 6 FEBRUARY 2019

TIME: 6.30 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

Agendas are available to download from Waverley's website (www.waverley.gov.uk/committees), where you can also subscribe to updates to receive information via email regarding arrangements for particular committee meetings.

Alternatively, agendas may be downloaded to a mobile device via the free Modern.Gov app, available for iPad, Android, Windows and Kindle Fire.

Most of our publications can be provided in alternative formats. For an audio version, large print, text only or a translated copy of this publication, please contact committees@waverley.gov.uk or call 01483 523351.

This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/committees

NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 9 January 2019 (to be laid on the table half an hour before the meeting).

2. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES**

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

Members are advised that in order for a substitute to be arranged, a Member must give four clear working days notice of their apologies. For this meeting, the latest date apologies can be given for a substitute to be arranged is 30 January 2019.

3. **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

The deadline for receipt of questions is 30 January 2019 at 5pm.

5. QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

The deadline for receipt of questions is 30 January 2019 at 5pm.

6. PERFORMANCE AGAINST GOVERNMENT TARGETS

Planning Performance and the Government target on quality on planning decision making will now be a standard item on the Joint Planning Committee agenda. This was an agreed recommendation at Executive on 28 November 2017 and is part of the Development Management Service Improvement Plan.

The latest available statistics will be attached to the update sheet.

7. APPLICATION FOR PLANNING PERMISSION - WA/2018/2071 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH (Pages 5 - 56)

Proposal:

Approval of reserved matters for phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (revision of WA/2017/2391)

Recommendations:

- Recommendation A That, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision, and conditions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.
- Recommendation B That details pursuant to the S106 Agreement requirement in respect of a Play Space Specification and Play Space Management Plan for WA/2014/0912 (Schedule 4, Clause 1.1.1) in relation to Phase 2.2 only, be APPROVED.
- Recommendation C That, in the event that a deed of variation of the original agreement to amend the affordable housing provision 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.

8. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

9. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**

Agenda Item 7.

B1 WA/2018/2071
Berkeley Homes (Southern) Ltd
04/12/2018

Approval of reserved matters for phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (revision of WA/2017/2391) at Land South of High Street between Alfold Road and Knowle Lane, Cranleigh

Committee: Joint Planning Committee
Meeting Date: 06/02/2019

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 505170 N: 139070

Parish: Cranleigh
Ward: Cranleigh West
Case Officer: Rebecca Clarke/Kate Edwards
Expiry Date: 25/03/2019
Neighbour Notification Expiry Date: 21/01/2019

RECOMMENDATION A

That, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision, and conditions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

RECOMMENDATION B

That details pursuant to the S106 Agreement requirement in respect of a Play Space Specification and Play Space Management Plan for WA/2014/0912 (Schedule 4, Clause 1.1.1) in relation to Phase 2.2 only, be APPROVED.

RECOMMENDATION C

That, in the event that a deed of variation of the original agreement to amend the affordable housing provision 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.

Introduction

The application has been brought before the Joint Planning Committee because the proposal does not fall within the Council's Scheme of Delegation.

Members will recall that a previous application (Ref: WA/2017/2391) was brought before the Joint Planning Committee on 14th November 2018 and was subject to a decision to refuse planning permission on two grounds. These are set out in more detail within the 'planning history' section of this report, but are in respect of (1) compliance with the Technical Space Standards, and (2) completion of a legal agreement.

Revised plans have been submitted with the current application and have been subject to consultation. These revised plans demonstrate that all proposed units accord with the Technical Space Standards, and these are now brought before the Joint Planning Committee for determination.

Location Plan



Site Description

This Reserved Matters application relates to part of a wider site measuring approximately 20.8 hectares in total. The current site measures approximately 5 hectares and relates to a central area of the wider site which adjoins a Builders' yard (Jewsons) and Hewitts Industrial Estate, the latter of which is being developed with residential dwellings.

Background

Outline permission was granted on 31/06/2016 under Ref WA/2014/0912 for up to 425 dwellings including affordable homes, new access points and associated works.

The permission was subject to a Section 106 Agreement that secured the following:

- Delivery of off-site highway improvement works
- Provision of 128 on-site affordable units
- The submission of the following documents:
 - Ancient Woodland off-site Works Management Plan
 - Ancient Woodland on-site Management Plan
 - Travel Plan
 - Affordable Housing Plan
 - Community Orchard specification and Management Plan
- Submission of the following with any Reserved Matters application:
 - Open space Management Plan per phase
 - Open space specification per phase
 - Play space Management Plan
 - Play space specification
 - Water Attenuation Management Plan
- The following contributions:
 - £380,000 for Ancient Woodland off site works
 - £125,000 for bus service enhancements
 - £77,000 for sustainable transport infrastructure improvements (bus stops)
 - £106,115 for community facilities
 - £173,000 for provision of a synthetic pitch at Cranleigh School
 - £120,000 for Cranleigh Skate Park improvements
 - £100,000 for surfacing and lighting improvements to the Downs Link
 - £286,046 for provision of Early Year's facilities
 - £185,000 for Elmbridge Road improvements
 - £106,115 for environmental improvements.
 - £30,000 towards improvements of Lashmere Playground
 - £10,000 towards on street parking restrictions on Alfold Road and the High Street
 - £1,458,600 for improvements to Cranleigh Primary School
 - £23,345 for improvements to capacity of recycling bins within Cranleigh
 - £100 per dwelling for Sustainable Transport Vouchers

- £20,000 towards provision of traffic signals at Elmbridge Road
- £350,000 for highway and transport schemes
- £6150 contribution towards the future auditing and monitoring of the Travel Plan
- £15,400 towards a wayfinding signage strategy for pedestrians and cyclists between application site and key destinations

The means of access was considered and approved under the outline permission. The current application seeks approval of the following reserved matters:

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.
- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- scale - includes information on the size of the development, including the height, width and length of each proposed building

Whilst the above matters were “reserved” for further approval under the outline permission, the principle of the development has been approved and established. This matter is not, therefore, before the Committee for consideration under the current application.

In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the outline planning permission reference WA/2014/0912 was granted. The following changes have taken place:

- The NPPF 2012 has been replaced with the adoption of the NPPF 2018.
- The adoption of the Local Plan Part 1: Strategic Policies and Sites in February 2018.

In addition, there have been the following applications:

- WA/2016/1625 approved – this varied Conditions 18, 21 and 22 of the outline permission in order to discharge details in connection with a phased approach.
- WA/2017/2391 refused – this was a previous Reserved Matters application (in relation to the currently considered matters) and will be discussed in the ‘Planning history’ section of this report.

Members should note that, if the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission, including the attached Section 106 agreement to that permission. Planning conditions imposed on the outline planning permission will remain in force and would not, therefore, be repeated on any reserved matters approval.

Proposal

This application comprises the information for Phase 2.2 of the development, which contains 130 dwellings in total. The matters of layout, scale, appearance and landscaping are now before the Committee for consideration.

The outline application proposed the erection of up to 425 dwellings which included 30% affordable dwellings. The number of affordable dwellings to be provided as part of each phase of the development was set out in the Section 106 Agreement, and is as follows:

Phase 1	0
Phase 2	50
Phase 3	71
Phase 4	7



Since this time, phase 2 (as shown in the plan above) has been split up into phase 2.1 and phase 2.2. An application has been submitted to the Council in connection with the approval of reserved matters for phase 2.1 (Ref: WA/2017/1611) and this was approved on 23rd January 2019.

In total, the combined affordable housing units to be provided for phase 2 overall would be increased from 50 to 58. Further details on this are set out within the 'Housing mix and affordable housing' section of this report.

This amendment would be secured by way of a deed of variation to the S106 Agreement. An application seeking this variation has been submitted to the Council (Ref: S52/2018/0007) and is currently pending.

1. Layout

The submitted plans show 130 dwellings spread across the site, with the road network and watercourse splitting the site up into a northern and a southern area. The density would amount to 26 dph. The northern area would contain a mixture of terraced dwellings and flatted buildings, whereas the southern area would contain a mixture of detached, semi-detached and terraced dwellings.

Dwellings would be generally positioned with front elevations facing onto the street network. The site would connect with the development in phase 2.1 to the west, and a future phase 3 to the east. Vehicular access would be via an access point off Alfold Road, running through phase 2.1. There would be two vehicular and pedestrian connections between the current phase and a future development to the east.

An area of informal open space would separate the northern and southern areas of built form, and this would wrap around the southern boundary. There would be three areas of play within the site, including a local landscaped area of play (LLAP) to the south and two local areas of play (LAP), one in the northern courtyard area and the other along the eastern boundary.

Parking would be provided in a mixture of bay parking, parking courtyards and on-site with driveways and garages.

2. Scale

The proposed dwellings would primarily be 2 or 2.5 storeys in height, with accommodation provided in the roofspace with dormer windows. Many of the dwellings would also feature single storey elements such as garaging, porches and rear projections. The proposed flatted buildings would be 3 storeys in height.

3. Appearance

The proposal includes a variety of building styles with different roof forms, footprints and materials, as shown in the elevation drawings within this report below. Materials would include a mixture of brickwork, tile hanging, timber cladding, render and clay roof tiles. There would also be a proportion of slate roof tiles for variety.

The proposed development would include architectural features such as pitched roofs, gables, canopies, bay windows, chimneys, porches and detailing around fenestration. The overall design of the proposed dwellings would be traditional Surrey vernacular.

4. Landscaping

The hard surfaces within the site would consist of a mixture of different colour permeable paving (burnt ochre and brindle) and tarmac. Front pathways serving the dwellings would be paved, and footpaths adjacent to the main road would consist of tarmac. The private amenity areas would be subdivided using 1.8m high close boarded fencing, and there would be an area adjacent to the flatted buildings in the north which would feature 1.2m high post and rail fencing.

Soft landscaping within the site would include areas of amenity hedging and lawn areas adjacent to the dwellings, native hedgerow planting in connection with the communal amenity areas serving the flatted units to the north and meadow seed mixture along site boundaries and adjacent to the watercourse.

Illustrative Masterplan submitted at the outline stage



Proposed site plan



Elevations (a selection, not all dwelling types)

Detached dwellings



Front Elevation

Semi-detached dwellings



Front Elevation

Terraced dwellings



Front Elevation

Flatted buildings



Detached garages



Relevant Planning History

S52/2018/0007	Request to modify a Section 106 legal agreement (WA/2014/0912 outline application) in respect of the allocation of affordable housing.	Pending Decision
WA/2017/2391	Approval of reserved matters for phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (as amended by plans and documents received 09/08/18).	Refused 15/11/2018
NMA/2018/0075	Amendment to WA/2016/2160 to provide alterations to elevations and design.	NMA Allowed 23/07/2018
WA/2017/1611	Approval of reserved matters for phase 2.1 for the erection of 18	Approved 23/01/2019

	<p> dwellings, parking, drainage and landscape works and detail of the road from the Alfold Road access and the bridge over Littlemead Brook following the outline approval WA/2016/1625 for the erection of 425 dwellings. (This is a "subsequent application" under the EIA Regulations and is accompanied by a statement of conformity.)</p>	
WA/2017/1436	<p> Approval of reserved matters in part, to provide detail of the road from Alfold Road and bridge over Littlemead Brook following the outline approval WA/2016/1625 for the erection of 425 dwellings. (This is a "subsequent application" under the EIA Regulations and is accompanied by a statement of conformity.)</p>	Pending Decision
WA/2016/2160	<p> Approval of reserved matters for Phase 1 of the site for the erection of 55 dwellings following the Outline Approval for the erection of up to 425 dwellings, a community facility and informal open space (WA/2016/1625) (as amended by plans and documents received 06/02/2017 and 08/02/2017 and letter received 17/02/2017).</p>	<p> Refused 26/05/2017 Appeal Allowed 10/11/2017</p>
WA/2016/1625	<p> Application under Section 73 to vary Condition 18, 21 and 22 of WA/2014/0912 (pre-commencement conditions) to allow alternative wording to include a phased proposal of the development. This application is accompanied by an Environmental Statement (as amplified by Statement of Conformity received 20/12/2016).</p>	<p> Full Permission 16/02/2017</p>
WA/2014/0912	<p> Outline Planning Application with the reservation for subsequent approval of appearance, landscaping, layout and scale (reserved matters) for the erection of up to 425 dwellings</p>	<p> Refused 06/01/2015 Appeal Allowed 31/03/2016</p>

	including affordable homes and associated works, and new access points onto Alfold Road and Knowle Lane. This application affects Bridleway 566 and is accompanied by an Environmental Statement (as amended by letters dated 03/06/2014 and 05/12/2014, plans received 04/09/2014, 07/10/2014, and 19/11/2014, and as amplified by email dated 10/07/2014, by letters dated 12/08/2014, 13/08/2014, by emails dated 03/10/2014 and 21/11/2014.	
SO/2013/0008	Request for Scoping Opinion for proposed residential development comprising approximately 400 units.	Scoping Opinion Given 24/09/2013

Planning Policy Constraints

Countryside beyond the Green Belt – outside any defined settlement area
 Long Distance Footpath
 Tree Preservation Orders (TPO)
 Ancient Woodland
 Gas Pipe Line
 Flood Zones 2 and 3
 River bank within 8m
 Neighbourhood Plan Designation
 Section 106 – in connection with the outline permission WA/2014/0912

Development Plan Policies and Guidance

The Development Plan includes:

- Waverley Borough Local Plan, Part 1, Strategic Policies and Sites (adopted February 2018)
- Waverley Borough Local Plan 2002 (retained policies February 2018)

In accordance with paragraph of the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the Waverley Borough Local Plan 2002 .

Waverley Borough Local Plan, Part 1, Strategic Policies and Sites (adopted February 2018):

Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy ALH1	The Amount and Location of Housing
Policy ST1	Sustainable Transport
Policy ICS1	Infrastructure and Community Facilities
Policy AHN1	Affordable Housing on Development Sites
Policy AHN3	Housing Types and Size
Policy LRC1	Leisure and Recreation Facilities
Policy RE1	Countryside beyond the Green Belt
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy NE2	Green and Blue Infrastructure
Policy CC1	Climate Change
Policy CC2	Sustainable Construction and Design
Policy CC3	Renewable Energy Development
Policy CC4	Flood Risk Management
Policy SS5	Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh

Saved Policies of the Waverley Borough Local Plan 2002

Policy D1	Environmental Implications of Development
Policy D4	Design and Layout
Policy D6	Tree Controls
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy C7	Trees, Woodlands and Hedgerows
Policy HE15	Unidentified Archaeological Sites
Policy M5	Provision for Cyclists
Policy M7	Footpaths and Cycleways

Other guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Surrey Design Guide (2002)

- Cranleigh Design Statement (2008)

Consultations and Parish Council Comments

County Highway Authority	The Highway Authority have reiterated the comments made in relation to application WA/2018/2071 which are discussed below.
Cranleigh Parish Council	<p>Objection raised.</p> <ul style="list-style-type: none"> • The Parish Council notes that the room sizes have been upped to National Standards. • However, the Parish Council agreed to repeat their previous concern in respect of the overall flood risk strategy for the site not being followed as set out in the outline permission. • The Parish Council would like clarification on the height the land would be increased to, as suggested on page 2 of the drainage report. • In addition, the development would encroach on the tree root protection areas, when there is so much other land available for development.
Environment Agency	No comments submitted to date. 21 days have elapsed since consultation.
Natural England	No objection
Lead Local Flood Authority (LLFA)	No objection
Thames Water	No objection, subject to recommended informatives
South East Water	None received – the site is not located within South East Water’s area for water supply, drainage and wastewater services.
Southern Water	None received – the site is not located within Southern Water’s area

	for water supply, drainage and wastewater services.
County Archaeologist	The County Archaeologist confirmed that the archaeological evaluation of the site required under the outline consent has now been carried and there is no requirement for any further archaeological work in the phase 2.2 part of the site.
Surrey Wildlife Trust	No comments submitted to date. 21 days have elapsed since consultation.
Surrey Policy – Designing Out Crime Officer	No comments submitted to date. 21 days have elapsed since consultation.
Council’s Waste & Recycling Officer	No comments submitted to date. 21 days have elapsed since consultation.
Council’s Environmental Health Officer – noise and disturbance	No comments submitted to date. 21 days have elapsed since consultation.
Council’s Environmental Pollution Control Officer	The Land Contamination Officer confirmed that the assessment and remediation of contaminated land was agreed under the outline consent.
Council’s Environmental Health Officer – air quality	No comments submitted to date. 21 days have elapsed since consultation.
Health & Safety Executive	No comments submitted to date. 21 days have elapsed since consultation.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 21/12/2018, site notices were displayed at the site on 21/12/2018 and neighbour notification letters were sent on 17/12/2018.

No representations were received.

Determining Issues

Principle of development
 Planning history
 Principle of development
 Housing mix and affordable housing
 Design and impact on visual amenity

Impact on residential amenity
Standard of accommodation and provision of amenity space
Waste, recycling and cycle stores
Car parking and highways
Flood risk and drainage
Environmental Impact Regulations 2017
Conditions on outline permission
Working in a positive/proactive manner
Response to Parish Council and Third Party comments

Planning Considerations

Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development.

This application seeks approval of reserved matters following grant of outline planning permission under reference WA/2014/0912 (subsequently varied under WA/2016/1625). Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application. The matters which have been reserved for consideration are the appearance, landscaping, layout and scale of development. The report will consider the reserved matters, in addition to any other relevant considerations.

Planning history

The planning history is a material consideration.

Planning permission has been previously refused under reference WA/2017/2391 for the approval of reserved matters for Phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings.

This previous application was refused on 15/11/2018 for the following reasons:

1. The proposal, by virtue of the layout and scale of the units. would not provide for an acceptable standard of accommodation and would be contrary to Policy TD1 of the Local Plan 2018 (Part 1), retained Policies D1 and D4 of the Local Plan 2002, paragraph 127 of the NPPF 2018 and

the Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard (March 2015)

2. In the absence of a Section 106 Agreement to secure a deed of variation to amend the affordable housing provision in relation to Phases 2 and 3, the scheme for Phase 2 would fail to provide for the level of affordable housing proposed.

The differences between the current proposal and that application are:

- The floor areas of the proposed units have been amended to ensure that all units now accord with the Technical Space Standards. The new floor areas will be set out within the 'Standard of accommodation' section of this report.

The test for Members is whether, having regard to the abovementioned changes, the current proposal has overcome the objections to the previously refused scheme and is acceptable in its own right. The previous and current proposals are otherwise identical and as such, it would be unreasonable in planning terms to introduce new reasons for refusal on this proposal, unless material changes in circumstances justify this.

Housing mix and affordable housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The outline permission allowed for up to 425 dwellings across four phases of development on the site. The phases were indicatively agreed within the Section 106 agreement for the outline permission.

The indicative mix for the development at the outline stage was:

Number of bedrooms	Number of units	% mix
1-bedroom	66	15.5%
2-bedroom	144	33.9%
3-bedroom	117	27.5%
4+-bedroom	98	23.1%
Total	425	100%

The housing mix proposed under the current Reserved Matters application for Phase 2.2 is as follows:

Number of bedrooms	Number of units	% mix
1-bedroom	30	23.1%
2-bedroom	42	32.3%
3-bedroom	41	31.5%
4+-bedroom	17	13.1%
Total	130	100%

This would be broken down as follows:

Number of bedrooms	Market units	Affordable units
1-bedroom	18 (22%)	12 (25%)
2-bedroom	18 (22%)	24 (50%)
3-bedroom	29 (35.3%)	12 (25%)
4+-bedroom	17 (20.7%)	0 (0%)
Total	82 (100%)	48 (100%)

However, this is Phase 2.2 of a 425 dwelling development, and therefore, the mix of housing would be balanced across the wider development to result in a scheme that, in total, would meet the identified need for housing. In the event that the applicant were to submit further phases that did not seek to balance out the housing mix, the Council would be in a position to refuse subsequent schemes on the basis that the housing needs of the area would not be met. The table showing the indicative housing mix at outline stage demonstrated that, across all phases, an appropriate housing mix could be achieved. Officers are satisfied that the proposed mix under the current application would be acceptable.

With regard to affordable housing, the Section 106 agreement secured the provision of 30% affordable housing to be split across the site as a whole. Appendix 2 of the Section 106 Agreement sets out the agreed schedule of affordable housing units and the allocation for each phase of development. For Phase 2, a total of 50 affordable units are specified to be provided.

However, the applicant is proposing to increase the number of affordable housing units to be provided as part of phase 2 overall, from 50, which is set out in the Section 106 Agreement, to 58. This would facilitate the early delivery of affordable housing on the scheme, which officers are supportive of. In order to facilitate this, a deed of variation to the Section 106 Agreement would be required, and an application has been submitted to the Council

seeking agreement (Ref: S52/2018/0007) to this effect. The proposed variation is as follows:

<u>Phase 2</u> Total 50 Affordable properties				<u>Phase 2</u> Total 58 Affordable properties			
	<u>Affordable Rent</u>	<u>Shared Ownership</u>	<u>Total</u>		<u>Affordable Rent</u>	<u>Shared Ownership</u>	<u>Total</u>
1 Bed Flat	12	0	12	1 Bed Flat	12	3	15
2 Bed Flat	6	0	6	2 Bed Flat	6	5	11
2 Bed House	11	9	20	2 Bed House	11	9	20
3 Bed House	8	4	12	3 Bed House	8	4	12
Total	37	13	50	Total	37	21	58

As part of the current phase (Phase 2.2), the applicant proposes to provide 48 of the 58 affordable dwellings which would be provided as part of Phase 2 overall. These would be provided as follows:

<u>Phase 2.2</u> Total 48 Affordable properties			
	<u>Affordable Rent</u>	<u>Shared Ownership</u>	<u>Total</u>
1 Bed Flat	12	0	12
2 Bed Flat	6	0	6
2 Bed House	9	9	18
3 Bed House	8	4	12
Total	35	13	48

To clarify, the proposed increase in affordable units is not to the overall number of affordable units to be provided as part of the whole scheme, but rather it reflects an earlier delivery of more affordable units than originally proposed. The site, as a whole, would continue to deliver 30% affordable units, as secured under the S106 Agreement (and this is enforceable).

	S106 Agreement	Proposed variation
Phase 1	0	0
Phase 2	50	58 – of which 48 are to be provided under Phase 2.2 and 10 under Phase 2.1
Phase 3	71	63
Phase 4	7	7
Total	128	128

In percentage terms, the current scheme for Phase 2.2 of the development would provide 48 units (37% affordable).

Subject to securing of the deed of variation to the original Section 106 Agreement, officers are satisfied that the proposal would be acceptable with regard to affordable housing.

The Committee did not raise an objection to this issue under the previously refused application WA/2017/2391. Therefore, in the absence of any material changes, the principle of the acceptability of this matter has already been established.

Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2018.

With regard to the appearance of the dwellings, the Cranleigh Design Statement (2008) sets out the following guidelines:

- Sites for new development should have regard to the traditional character of the Cranleigh area. Development in the various residential areas should have regard to the design and character of those particular estates.
- Future developments should have regard to the character of the Village, especially those in historically sensitive areas, by relating to the form and scale of existing buildings and using material of local provenance, such as clay tiles and bricks and local stone.

With regards to the structure of buildings, the Cranleigh Design Statement states that the majority of existing buildings in the locality are two storey in height; however heights of proposed dwellings should be sympathetic to their context. Most roofs are pitched, some with gabled windows, and flat roofs where they exist are disliked.

- Layout

The proposal would create a residential development with buildings fronting onto the proposed road network and several fronting onto areas of open space. Officers consider that this arrangement would contribute to the quality of the development at the sensitive edge of settlement location and it would encourage natural surveillance.

The open space would be located linearly alongside the internal road network, and would allow for a spacious feel to the development on arrival into the site, which officers consider to be appropriate, given it would help to soften the built form.

There would be areas of play space provided in the northern and southern sections of the site. A LLAP (Local Landscaped Area of Play) would be provided to the south of the site and there would be two LAPs (Local Area of Play), one provided adjacent to the eastern boundary and the other provided to the north of the site. The locations of these would slightly differ from that shown on the Playspaces Plan included in the Section 106 agreement. However, this plan is indicative and one of the play areas shown on the S106 plan as being provided in the phase 2.2 site area would instead be provided as part of the phase 2.1 scheme. Overall, the number of play areas would be in accordance with that shown on the plan and the proposed locations would allow for more dispersed play space areas across the wider site. The proposed play equipment would utilise natural materials and would be visually acceptable for the site's location. There would be natural surveillance provided to the areas from fronting dwellings.

An electricity substation would be located in the south western corner of the site, adjacent to the internal road network which would connect with future development of phase 3. There would be minimal hardstanding next to the substation and the building would comprise a single storey, brick structure with a pitched roof. Officers consider the siting of the substation to be acceptable.

There would be a range of housing types and sizes spread across the site. Dwellings would be served by private amenity areas and there would be communal areas of open space provided to serve the flatted units.

Affordable housing units would be provided in two areas within the site. The majority of the units would be provided in the northern area; however there would also be a small cluster in the southern area. The applicant has submitted confirmation from the Registered Providers that they would be happy to provide the affordable offer in terms of the location and mix of affordable homes. On this basis, the Council's Housing Enabling Manager does not raise any objection with regard to the location of the units.

Hardstanding allocated for parking would be provided in a mixture of on-site parking, parking courts, bay parking areas and garaging. Having regard to the location of these areas, and the use of soft landscaping to help soften their appearance, officers consider that the visual impact of the parking and hardstanding would be acceptable.

Overall, Officers consider that the proposed development would incorporate a good layout which would respect the character of the area and would allow for an attractive living environment.

- Scale

The proposed development would comprise a mixture of 2, 2.5 and 3 storey buildings, with the 2 and 2.5 storey buildings consisting of the dwellings and 3 storey buildings consisting of the flatted buildings. The dwellings would predominantly be detached or semi-detached; however there would be some dwelling terraces spread across the site.

The flatted buildings would be provided towards the north of the site and the 2.5 storey dwellings would be primarily focused towards the top of the southern section, fronting the road network. The distribution and scale of the proposed buildings would not materially differ from the parameter plan submitted and accepted at the time of the outline permission. This parameter plan set out a height range of 8.5m – 10.5m for 2 storey built form and 10.5m – 16m for 2.5 – 3 storey built form. As part of the current proposal, the 3 storey flatted built form would have a maximum ridge height of 10.9m, which is at the lower end of the parameters.

The widths and lengths of the buildings are considered to be in proportion to their height and plot size. Whilst some of the dwellings would feature steep pitched roofs, this would be in keeping with the traditional Surrey vernacular. The incorporation of single storey garaging between dwellings would assist in breaking up the built form and providing variety to the streetscene.

- Appearance

The proposal would include a variety of house types and sizes, which would add variety and interest to the scheme. In addition, there would be a varied materials palette and varied architectural detailing on the dwellings. Features including gables, dormer windows, bay windows, chimneys, porch canopies, brick detailing and single storey projections would be incorporated into dwellings and would be spread across the site. Balconies would appear as features on the flatted buildings, which would add additional interest. Where balconies would provide external space, these would look out over open space rather than any private amenity areas.

The proposed detailing incorporated into the dwelling design is considered to be in keeping with the Cranleigh area. Officers consider that the appearance, form and overall character of the proposed dwellings would accord with the sentiments of the Design Statement.

It is acknowledged that the use of appropriate materials would be critical to the success of the scheme. The outline permission included a condition requiring the developer to submit samples of materials prior to the commencement of development for each phase and therefore it is not necessary to include such a condition on any reserved matters approval.

- Landscaping

All trees of high public amenity value on the site have been protected by a Tree Preservation Order. In connection with the construction of the internal road network, which would provide a link with phase 3 of the wider development, there would be loss of tree, not subject of a TPO, along the eastern site boundary.

The hard landscaping plan that has been submitted with the current application includes details of boundary treatments and hard surfacing materials within the site.

In terms of boundary treatment, details of the proposed treatment around the site peripheries would be secured by means of a planning condition should permission be granted. Private gardens within the site would be demarcated using 1.8m close board fencing and there would be small areas of 1.2m high post and rail fencing. Such boundary treatment is considered to be acceptable.

The hard surfacing within the site would include a tarmac road and footpath serving the primary road within the site, and porous paving in brindle and burnt ochre colours serving the secondary roads. Pathways to the dwellings would be paved and there would be a hoggin footpath with timber edging which would connect the site within future development of phase 3 to the east. Officers consider that the proposed materials and their variation within the site would be acceptable. The primary access road would blend with the existing road network in the area and the secondary roads would be de-formalised through the use of different colour surfaces.

The scheme would incorporate planting around the site, which Officers consider would help to soften the visual appearance of built form. The Council's Tree and Landscape Officer has commented that the extent of planting proposed would be acceptable.

However, some of the planting species could be improved to better relate to the site and wider area. As such, officers consider that it would be reasonable to secure a revised specification by means of a planning condition should permission be granted.

The Committee did not raise an objection to this issue under the previously refused application WA/2017/2391. Therefore, in the absence of any material changes, the principle of the acceptability of this matter has already been established.

Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2018.

When considering the impact on residential amenity, it is necessary to consider the impact on existing neighbouring properties to the north of the site, the future occupiers of the properties being delivered to the north west of the site (Hewitts Industrial Estate – WA/2014/2384 and WA/2018/0460) and also the properties being delivered to the south west of the site (Little Meadow – WA/2015/0478 and WA/2017/0738).

Firstly, with regard to the development to the south west of the site (Little Meadow), the approved layout for dwellings under WA/2017/0738 can be seen below:



Having regard to the fact that there would be an area of woodland and open space between the built form on both sites, officers are satisfied that the current proposal would not result in any material harm to the amenity of future occupiers of this adjacent site.

Secondly, turning to the residential development being implemented at Hewitts Industrial Estate, the approved site plan of WA/2018/0460 is as follows:



The neighbouring residential dwellings along the eastern site boundary would be sited a minimum distance of approximately 11m away from the shared boundary with the current application site. The built form proposed under the current phase 2.1 would include a row of terraced units (units 126 – 131) along the western site boundary adjacent to the Hewitts site. These units would be located approximately 13m away from the shared boundary. As such, the separation distance between the neighbouring built form along this boundary would be approximately 24m. Officers are satisfied that this would be sufficient so as to not result in any material harm to occupiers' amenity. There would also be a shared boundary with this neighbouring site to the north. However, the separation distance between built form in this area would be in excess of 20m and the proposed flatted building under the current scheme would be set at an angle to the neighbouring dwellings. Officers are satisfied that would be no resultant material impact to neighbouring amenity.

Lastly, turning to existing residential properties, the nearest neighbouring dwellings to the site would be those of semi-detached properties Nos. 1 and 2 Railway Cottages to the north of the site. The amenity area serving No.2 Railway Cottages would abut the very top of the north eastern site boundary. The nearest proposed built form would be in excess of 40m away from this neighbouring dwelling.

Having regard to the separation distance, length of the neighbouring amenity space and juxtaposition of built form to each other, it is considered that there would be no resultant material overbearing impact, loss of privacy or loss of light.

It is acknowledged that there would be a car parking courtyard located adjacent to the north eastern site boundary shared with No.2 Railway Cottages. However, having regard to the size of this area (15 spaces) and the likely associated noise levels from its use, officers consider that any impact would not be of a scale to warrant a material objection.

Overall, officers consider that the proposed development would be located and designed in an acceptable manner, such that there would be no material resultant harm to neighbouring residential amenity from overbearing form, overlooking or loss of light.

The Committee did not raise an objection to this issue under the previously refused application WA/2017/2391. Therefore, in the absence of any material changes, the principle of the acceptability of this matter has already been established.

Standard of accommodation and provision of amenity/play space

Policy TD1 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government's policy on the setting of technical standards for new dwellings is set out in the Ministerial Statement of 25th March 2015. This statement should be taken into account in applying the NPPF. New homes need to be high quality, accessible and sustainable.

The Council does not have a current Local Plan Policy that allows it to require compliance with these standards. A policy is proposed within Draft Local Plan Part 2 (Policy DM3: Safeguarding Amenity) which would secure new housing developments to provide adequate internal and external space to ensure appropriate living environments for future occupiers, in accordance with the Technical Housing Standards. However, at present, very limited weight can be afforded to Local Plan Part 2 Policies.

Nevertheless, the standards provide useful guidance which assists in the assessment of new development. Further, notwithstanding the very limited weight afforded to Local Plan Part 2, Officers have advised the applicants of the Council's aspiration for development proposals to fully accord with the Technical Space Standards.

The proposal would provide for the following:

Market Units:

Type	Units	Beds	Internal Floorspace (m ²)	Space Standards (m ²)	Does it comply?
1BF	96, 98, 99, 101, 102, 104, 114, 117, 118, 121, 122, 125, 156, 158, 159, 161, 162, 164	1	50 – 50.8	50	✓
2BF	97, 100, 103, 115, 116, 119, 120, 123, 124, 157, 160, 163	2	70 - 73.9	70	✓
2HNS1	151, 153, 188	2	79	79	✓
2HNS1a	152, 154, 189	2	79	79	✓
3HNS2	190, 191	3	93	93	✓
3HNS1	150	3	93.2	93	✓
3H9	202	3	104.5	102	✓
3H9ex	74, 81, 175	3	115.3	102	✓
3H13	77, 79, 95, 167, 183	3	137.3	102	✓
3H13a	76, 78, 94, 166, 182	3	137.3	102	✓
3H20(b)	155, 200	3	101.7	102	✓
3H21	80, 174	3	106.3	102	✓
3H21a	75	3	106.3	102	✓
3H21ex	176, 203	3	111	102	✓
3H50	93, 172	3	120.4	102	✓
3H50a	92	3	120.4	102	✓
3H51	91, 173	3	128.2	102	✓
4H2	201	4	133.4	124	✓
4H2w	83	4	135.3	124	✓
4H18	165	4	149.2	124	✓
4H26	178, 181	4	161.6	124	✓

4H26ex	179, 180	4	164.7	124	✓
4H30ex	82	4	156.4	124	✓
4H31	177, 184-187	4	164.9-166.6	124	✓
4H51	168-171	4	137.9	124	✓

Affordable Housing Units

Type	Units	Beds	Internal Floorspace (m ²)	Space Standards (m ²)	Does it comply?
1BF (R)	132, 134, 135, 137, 138, 140, 141, 143, 144, 146, 147, 149	1	50 – 50.9	50	✓
2BF (R)	133, 136, 139, 142, 145, 148	2	70.1	70	✓
2BH (R)	86, 88-90, 112, 113, 127- 129	2	79	79	✓
2BH (SO)	84, 85, 105- 107, 192, 193, 196, 197	2	79	79	✓
3BH (R)	87, 108-111, 126, 130, 131	3	93	93	✓
3BH (SO)	194, 195, 198, 199	3	93	93	✓

All units would accord with the Technical Space Standards and Officers consider that this would be a positive aspect to the proposed scheme, which would ensure that the proposed units would be of an acceptable size to serve future occupants. Officers consider this to be a significant merit of the proposal.

It is also considered that the proposal would provide appropriate separation distances between proposed dwellings such to provide appropriate light, outlook and privacy. Each proposed dwelling would be served by its own private amenity space and there would be a reasonable amount of open space surrounding the flatted buildings. In addition, some of the flats would benefit from private balconies.

Overall, the site would have a sizeable quantity of open space within it. There would be three areas of play within the site, comprising 1 LLAP (Local Landscaped Area of Play) and 2 LAPs (Local Area of Play).

These are positioned relatively close to footpaths within the site and areas of open space. In all cases, there would be good natural surveillance provided by properties fronting the areas.

Clause 1.1.1 of Schedule 4 of the Section 106 Agreement attached to the outline consent sets out a requirement for a Play Space Specification and a Play Space Management Plan for the first LLAP to be submitted with the relevant Reserved Matters application. The first LLAP to be provided as part of the overall scheme would be provided as part of the current phase.

Details of the play space specification have been shown on a submitted plan, and details of the management are set out within Section 15.0 of the submitted 'Landscape Management & Maintenance Plan'. The areas would be managed and maintained by a Management Company, in accordance with the Section 106 Agreement. The equipment to be provided in the two LAPs would include balance beams, timber stepping logs, play boulders, springers, a clatter bridge and informal mounds. The proposed LLAP would also feature such equipment, with additions including a timber playhouse, timber swing, log frame climber, swing bars and an aerial runway. Overall, the equipment would be of a natural material appearance which Officers consider would blend into the surrounding environment.

In this respect, it is considered that the proposed play space would be visually acceptable and the proposal would make provision for play space.

The Committee did not raise an objection to this issue under the previously refused application WA/2017/2391. Therefore, in the absence of any material changes, the principle of the acceptability of this matter has already been established.

Waste, recycling and cycle stores

Communal cycle stores would be provided in a dedicated store to serve the flatted units. In addition, the application sets out that 2 cycle parking spaces would be provided to serve each dwelling, either within garage space or private amenity space. However, the County Highway Authority has recommended a condition to secure the submission of a scheme detailing the type of secure bicycle storage for both dwellings and flats to be agreed prior to the occupation of units. Officers consider that it would be reasonable to impose such a condition on any grant of permission to secure full cycle storage details.

With regard to waste and recycling, the proposed layout has been designed in a manner to accommodate kerbside bin collection points. A refuse strategy plan has been submitted with the application, which specifies the areas for on-plot storage of waste and recycling bins and off-plot bin collection locations. Communal bin stores would be provided to serve the flatted units.

Swept path analysis has been carried out to demonstrate that a refuse vehicle could access the site and collection points. Overall, officers consider that acceptable bin and cycle storage could be achieved on site.

Car parking and highways

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development:

Dwelling size (and number proposed)	Spaces required per dwelling	Total required
1 bed (30)	1	30
2 bed (42)	2	84
3+ bed (58)	2.5	145
Total required spaces		259

The proposal includes 261 spaces, which exceeds the parking requirement. The parking requirement includes an allowance for visitor parking. However, the current scheme would, in addition to the 261 allocated spaces, also provide for 29 visitor parking spaces either in lay-by areas parallel with the road carriageway or parking areas for the flatted buildings. Officers consider that the level of parking is acceptable.

Officers note that, in relation to the previously refused application (ref WA/2017/2391), Surrey Police have raised some concern over the parking court area in the north west corner noting that the parking bays are not directly overlooked by the dwellings to which they are allocated. Officers have considered this carefully.

Having regard to the Car Parking Guide from Homes 2016 that Surrey Police refer to, Officers consider that this area of parking would be comprise a small group of spaces, which would be adjacent to dwellings. Further, this parking area would be within view of active rooms (open plan living/dining rooms) of adjacent dwellings. On this basis, Officers consider the parking arrangement to be acceptable.

The application sets out that each of the garages provided within the site will be equipped with a trickle charging point for electric vehicles, in compliance with Condition 16 of the outline planning consent. There will be 5 communal charging points provided across the site, located adjacent to visitor spaces.

The County Highway Authority is satisfied that the current Reserved Matters application is compatible with the access arrangements agreed at the outline stage. No objection has been raised in connection with the current proposal, subject to recommended conditions and informatives. It is recommended that conditions should be included in relation to cycle storage (as set out in previous section of this report), electric vehicle charging points (location, management and maintenance) and to secure areas for parking and turning being provided on site, if permission is granted.

Flood risk and drainage

The matter of flood risk and drainage was considered under the outline consent. The principle of the acceptability of the proposal in terms of drainage and flood risk has therefore been established and accepted at the outline stage. However, the Lead Local Flood Authority (LLFA) has reviewed the current proposal to ensure that the drainage scheme for this phase of the development accords with that approved at the outline stage. The LLFA is satisfied that the proposed drainage scheme meets the requirements set out within the NPPF, NPPG and Technical Standards and is therefore acceptable.

Environmental Impact Regulations 2017

The approved outline application (WA/2014/0912) was supported by an Environmental Statement (ES), which identified that the most significant environmental issues relate to traffic and transportation, noise, air quality, ecology and nature conservation, landscape and visual impact assessment, archaeology, water resources and flood risk, climate change and cumulative impacts. The report concluded that subject to the mitigation measures set out within the report, the proposal would not have a significant effect on the above issues.

The Section 73 application to vary Conditions 18, 21 and 22 of the outline permission (Ref: WA/2016/1625) was accompanied by a Statement of Conformity to the EIA which concluded that given the minor nature of the amendments, the 2014 Environmental Statement and 2015 Environmental Statement, no further environmental information was required. Officers were satisfied that the proposed changes would not have any additional impacts on the environment over that identified within the Environmental Statements.

With regard to the current Reserved Matters application for Phase 2.2 of the scheme, an EIA Statement of Conformity has been submitted. This concludes that no additional environmental effects associated with the construction or operation of the proposed development are anticipated above and beyond those which have been previously assessed under the outline permission. As such it therefore remains in conformity with the statements previously submitted.

The current submission replaces, but reflects, that which was previously submitted for assessment under application WA/2017/2391. The County Council's Principal Environmental Assessment Officer previously reviewed the documentation as part of the assessment of WA/2017/2391 and was of the view that the statement of conformity had been prepared in a thorough and diligent manner.

It was considered to have identified the key changes proposed to the design of the scheme elements covered by the reserved matters applications and had given explicit consideration to the implications of such changes for the adequacy of the submitted environmental information.

The County Council's Principal Environmental Assessment Officer concurred with the conclusions reached and was satisfied that sufficient information had been submitted with reference to the requirements of the EIA Regulations in order to proceed with the determination of the previous application.

Following assessment of the current Statement of Conformity, which sets out the same conclusions as that set out under WA/2017/2391, Officers are satisfied that the proposed reserved matters, for which approval is sought under this application, would not have any additional impacts on the environment over that identified within the original Environmental Statement. No further EIA information is required and the original assessments made on the permissions WA/2014/0912 and WA/2016/1625 stand and remain relevant to enable determination of this application.

Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraph 38 of the NPPF. This included:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Response to Parish Council and Third Party Representations

The objections raised by the Parish Council are noted by Officers and have been carefully considered as part of the assessment of the application.

With regard to the Parish Council objection in respect of drainage, Officers can confirm that the drainage information which has been submitted in support of the application has been fully assessed by the LLFA and no objection has been raised. The LLFA is satisfied that the proposed drainage strategy for the site would be acceptable. It would be unreasonable to raise concerns in relation to the current application that have been properly dealt with at outline stage.

With regard to the concerns raised in respect of encroachment into root protection areas of trees, the Council's Tree and Landscape Officer has fully appraised the arboricultural details submitted in support of this current application and is satisfied that the technical details submitted are acceptable from an arboricultural impact perspective and can be secured by way of detailed conditions.

Conclusion/Planning Balance

Paragraph 11 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where there are no relevant Development Plan Policies or the policies which are most important for determining the application are out-of-date, granting permission unless: inter alia, the application of policies within the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal, or any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In this instance, the Council has an up to date Development Plan and, as such, a planning balance weighing the harm against the benefits of the proposal is applicable.

The principle of development for 425 dwellings across the wider site has been established and approved by the outline permission WA/2014/0912 and subsequent amendment under WA/2016/1625.

The current application is for the reserved matters: layout, scale, appearance and landscaping for phase 2.2 only.

In terms of the benefits of the scheme, it is considered that the proposal would provide 130 dwellings towards the Borough's housing needs. Delivery of homes in the context of the constraints that apply to the Borough would comprise the most significant social benefit to the proposed development, which would be consistent with the NPPF's basic imperative of delivery.

The proposal would also deliver economic gains from sources including construction-based employment (both direct and in-direct jobs), and contributions more generally to the economy through activity and spending of future occupiers of the site. Whilst it is acknowledged that such economic benefits may arise from any residential development scheme, Officers nevertheless consider that weight can be attached to these benefits.

Officers consider that the scheme would function well within the context of the surrounding area, and it would be of a high quality design incorporating sufficient amenity space and play space within its layout. The potential for landscaping and the provision of public open space where none currently exists are other beneficial considerations to which weight can be attached. Similarly, it is considered that the provision of residential units, which would all accord with the Technical Space Standards, would be a significant merit and, in combination with the amenity space provision and site layout, this would deliver a scheme which provides for a good standard of accommodation for its future occupiers.

In terms of flood risk, the proposal has demonstrated that the development would be safe for its lifetime taking into account its users without increasing flood risk elsewhere.

Given that the principle of development on this site was established and agreed under the outline permission WA/2014/0912 and the subsequent amendment under WA/2016/1625 and in the absence of any material changes to the Reserved Matters scheme WA/2017/2391, as well as having regard to the material planning considerations set out in the report, Officers are of the opinion that the proposal would accord with the Development Plan. No harm has been identified by Officers that would otherwise outweigh the benefits of the scheme. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchasing Act 2004, permission should therefore be granted, subject to the completion of an appropriate legal agreement and inclusion of appropriate planning conditions.

RECOMMENDATION A

That, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision in relation to phases 2 and 3, and conditions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

1. Condition

The plan numbers to which this permission relates are:

Site Location Plan – drawing S893-Ph2.2-001 Rev C

Site Layout – drawing S893-Ph2.2-002 Rev T

Site Layout (Clouded) – drawing S893-Ph2.2-002 Rev T

Refuse Strategy Plan – drawing S893-Ph2.2-RSP Rev B

Elec Sub Station Details – drawing S893/Ph2.2/ESS

Schedule of Accommodation – rev N dated 26.11.18

Road 2 Culvert – Drawing 8160696-2107 Rev PI

Floor Plans and Elevations

Plot 74-75

Floorplans – drawing S893/Ph2.2/P74-75/01

Elevations (sheet 1) – drawing S983/Ph2.2/P74-75/02

Elevations (sheet 2) – drawing S893/Ph2.2/P74-75/03

Plot 76-77

Ground & first floor plan – drawing S893/Ph2.2/P76-77/01

Second floor plan – drawing S893/Ph2.2/P76-77/02

Elevations (sheet 1) – drawing S893/Ph2.2/P76-77/03

Elevations (sheet 2) – drawing S893/Ph2.2/P76-77/04

Plot 78-79

Ground & first floor plan – drawing S893/Ph2.2/P78-79/01

Second floor plan – drawing S893/Ph2.2/P78-79/02

Elevations (sheet 1) – drawing S893/Ph2.2/P78-79/03

Elevations (sheet 2) – drawing S893/Ph2.2/P78-79/04
Plot 80-81
Floorplans – drawing S893/Ph2.2/P80-81/01
Elevations (sheet 1) – drawing S893/Ph2.2/P80-81/02
Elevations (sheet 2) – drawing S893/Ph2.2/P80-81/03
Plot 82
Floorplans – drawing S893/Ph2.2/P82/01
Elevations – drawing S893/Ph2.2/P82/02
Plot 83
Floorplans – drawing S893/Ph2.2/P83/01
Elevations – drawing S893/Ph2.2/P83/02 Rev A
Plot 84-85
Floorplans – drawing S893/Ph2.2/P84-85/01 Rev A
Elevations – drawing S893/Ph2.2/P84-85/01 Rev A
Plot 86-90
Ground floor plan – drawing S893/Ph2.2/PO86-90/01 Rev A
First floor plan – drawing S893/Ph2.2/PO86-90/02 Rev A
Elevations (sheet 1) – drawing S893/Ph2.2/PO86-90/03 Rev B
Elevations (sheet 2) – drawing S893/Ph2.2/PO86-90/04 Rev B
Plot 91-93
Ground floor plan – drawing S893/Ph2.2/P91-93/01
First floor plan – drawing S893/Ph2.2/P91-93/02 Rev A
Second floor plan – drawing S893/Ph2.2/P91-93/03 Rev A
Elevations (sheet 1) – drawing S893/Ph2.2/P91-93/04 Rev A
Elevations (sheet 2) – drawing S893/Ph2.2/P91-93/05 Rev A
Elevations (sheet 3) – drawing S893/Ph2.2/P91-93/06 Rev A
Plot 94-95
Ground floor plan – drawing S893/Ph2.2/P94-95/01
First floor plan – drawing S893/Ph2.2/P94-95/02
Second floor plan – drawing S893/Ph2.2/P94-95/03
Elevations (sheet 1) – drawing S893/Ph2.2/P94-95/04
Elevations (sheet 2) – drawing S893/Ph2.2/P94-95/05
Elevations (sheet 3) – drawing S893/Ph2.2/P94-95/06
Plot 96-104
Ground floor plan – drawing S893/Ph2.2/P96-104/01 Rev B
First floor plan – drawing S893/Ph2.2/P96-104/02 Rev B
Second floor plan – drawing S893/Ph2.2/P96-104/03 Rev B
Elevations (sheet 1) – drawing S893/Ph2.2/P96-104/04 Rev B
Elevations (sheet 2) – drawing S893/Ph2.2/P96-104/05 Rev B
Elevations (sheet 3) – drawing S893/Ph2.2/P96-104/06 Rev B
Elevations (sheet 4) – drawing S893/Ph2.2/P96-104/07 Rev A
Plot 105-107
Floorplans – drawing S893/Ph2.2/P105-107/01 Rev A
Elevations – drawing S893/Ph2.2/P105-107/02 Rev A

Plot 108-110

Floorplans – drawing S893/Ph2.2/P108-110/01 Rev A

Elevations – drawing S893/Ph2.2/P108-110/02 Rev A

Plot 111-113

Floorplans – drawing S893/Ph2.2/P111-113/01 Rev A

Elevations – drawing S893/Ph2.2/P111-113/02 Rev A

Plot 114-125

Ground floor plan – drawing S893/Ph2.2/P114-125/01 Rev B

First floor plan – drawing S893/Ph2.2/P114-125/02 Rev B

Second floor plan – drawing S893/Ph2.2/P114-125/03 Rev B

Elevations (sheet 1) – drawing S893/Ph2.2/P114-125/04 Rev A

Elevations (sheet 2) – drawing S893/Ph2.2/P114-125/05 Rev B

Elevations (sheet 3) – drawing S893/Ph2.2/P114-125/06 Rev A

Elevations (sheet 4) – drawing S893/Ph2.2/P114-125/07 Rev A

Plot 126-131

Ground floor plan – drawing S893/Ph2.2/P126-131/01 Rev A

First floor plan – drawing S893/Ph2.2/P126-131/02 Rev A

Elevations (sheet 1) – drawing S893/Ph2.2/P126-131/03 Rev B

Elevations (sheet 2) – drawing S893/Ph2.2/P126-131/04 Rev B

Elevations (sheet 3) – drawing S893/Ph2.2/P126-131/05 Rev B

Plot 132-149

Ground floor plan – drawing S893/Ph2.2/P132-149/01 Rev B

First floor plan – drawing S893/Ph2.2/P132-149/02 Rev B

Second floor plan – drawing S893/Ph2.2/P132-149/03 Rev B

Elevations (sheet 1) – drawing S893/Ph2.2/P132-149/04 Rev A

Elevations (sheet 2) – drawing S893/Ph2.2/P132-149/05 Rev B

Elevations (sheet 3) – drawing S893/Ph2.2/P132-149/06 Rev B

Elevations (sheet 4) – drawing S893/Ph2.2/P132-149/07 Rev A

Plot 150-155

Ground floor plan – drawing S893/Ph2.2/P150-155/01 Rev A

First floor plan – drawing S893/Ph2.2/P150-155/02 Rev A

Elevations (sheet 1) – drawing S893/Ph2.2/P150-155/03 Rev B

Elevations (sheet 2) – drawing S893/Ph2.2/P150-155/04 Rev B

Elevations (sheet 3) – drawing S893/Ph2.2/P150-155/05 Rev B

Plot 156-164

Ground floor plan – drawing S893/Ph2.2/P156-164/01 Rev B

First floor plan – drawing S893/Ph2.2/P156-164/02 Rev B

Second floor plan – drawing S893/Ph2.2/P156-164/03 Rev B

Elevations (sheet 1) – drawing S893/Ph2.2/P156-164/04 Rev B

Elevations (sheet 2) – drawing S893/Ph2.2/P156-164/05 Rev A

Elevations (sheet 3) – drawing S893/Ph2.2/P156-164/06 Rev B

Elevations (sheet 4) – drawing S893/Ph2.2/P156-164/07 Rev B

Plot 165,182-183

Ground floor plan – drawing S893/Ph2.2/P165+182-183/01 Rev A

First floor plan – drawing S893/Ph2.2/P165+182-183/02 Rev A
Second floor plan – drawing S893/Ph2.2/P165+182-183/03 Rev A
Elevations (sheet 1) – drawing S893/Ph2.2/P165+182-183/04 Rev A
Elevations (sheet 2) – drawing S893/Ph2.2/P165+182-183/05 Rev A
Plot 166-167
Ground floor plan – drawing S893/Ph2.2/P166-167/01 Rev A
First floor plan – drawing S893/Ph2.2/P166-167/02 Rev A
Second floor plan – drawing S893/Ph2.2/P166-167/03 Rev A
Elevations (sheet 1) – drawing S893/Ph2.2/P166-167/04 Rev A
Elevations (sheet 2) – drawing S893/Ph2.2/P166-167/05 Rev A
Plot 168-171
Ground floor plan – drawing S893/Ph2.2/P168-171/01 Rev A
First floor plan – drawing S893/Ph2.2/P168-171/02 Rev A
Second floor plan – drawing S893/Ph2.2/P168-171/03 Rev A
Elevations (sheet 1) – drawing S893/Ph2.2/P168-171/04 Rev A
Elevations (sheet 2) – drawing S893/Ph2.2/P168-171/05 Rev A
Elevations (sheet 3) – drawing S893/Ph2.2/P168-171/06 Rev A
Elevations (sheet 4) – drawing S893/Ph2.2/P168-171/07 Rev A
Plot 172-173
Ground floor plan – drawing S893/Ph2.2/P172-173/01 Rev B
First floor plan – drawing S893/Ph2.2/P172-173/02 Rev B
Elevations (sheet 1) – drawing S893/Ph2.2/P172-173/03 Rev B
Elevations (sheet 2) – drawing S893/Ph2.2/P172-173/04 Rev B
Plot 174-175
Floorplans – drawing S893/Ph2.2/P174-175/01 Rev A
Elevations – drawing S893/Ph2.2/P174-175/02 Rev B
Plot 176
Floorplans – drawing S893/Ph2.2/P176/01 Rev A
Elevations – drawing S893/Ph2.2/P176/02 Rev A
Plot 177
Floorplans – drawing S893/Ph2.2/P177/01 Rev A
Elevations – drawing S893/Ph2.2/P177/02 Rev B
Plot 178-181
Ground floor plan – drawing S893/Ph2.2/P178-181-01 Rev B
First floor plan – drawing S893/Ph2.2/P178-181-02 Rev B
Second floor plan – drawing S893/Ph2.2/P178-181-03 Rev B
Elevations (sheet 1) – drawing S893/Ph2.2/P178-181-04 Rev B
Elevations (sheet 2) – drawing S893/Ph2.2/P178-181-05 Rev B
Elevations (sheet 3) – drawing S893/Ph2.2/P178-181-06 Rev B
Plot 184-185
Ground floor plan – drawing S893/Ph2.2/P184-185/01
First floor plan – drawing S893/Ph2.2/P184-185/02
Elevations (sheet 1) – drawing S893/Ph2.2/P184-185/03 Rev A
Elevations (sheet 2) – drawing S893/Ph2.2/P184-185/04

Plot 186

Floorplans – drawing S893/Ph2.2/P186/01

Elevations – drawing S893/Ph2.2/P186/02

Plot 187

Floorplans – drawing S893/Ph2.2/P187/01

Elevations – drawing S893/Ph2.2/P187/02

Plot 188-189

Floorplans – drawing S893/Ph2.2/P188-189/01 Rev A

Elevations – drawing S893/Ph2.2/P188-189/02 Rev B

Plot 190-191

Floorplans – drawing S893/Ph2.2/P190-191/01 Rev A

Elevations (sheet 1) – drawing S893/Ph2.2/P190-191/02 Rev A

Elevations (sheet 2) – drawing S893/Ph2.2/P190-191/03 Rev A

Plot 192-193

Floorplans – drawing S893/Ph2.2/P192-193/01 Rev B

Elevations – drawing S893/Ph2.2/P192-193/02 Rev B

Plot 194-197

Ground Floor Plan – drawing S893/Ph2.2/P194-197/01 Rev A

First Floor Plan – drawing S893/Ph2.2/P194-197/02 Rev A

Elevations – drawing S893/Ph2.2/P194-197/03 Rev A

Plot 198-199

Floorplans – drawing S893/Ph2.2/P198-199/01 Rev A

Elevations – drawing S893/Ph2.2/P198-199/02 Rev A

Plot 200-201

Floorplans – drawing S893/Ph2.2/P200-201/01 Rev B

Elevations (sheet 1) – drawing S893/Ph2.2/P200-201/02 Rev B

Elevations (sheet 2) – drawing S893/Ph2.2/P200-201/03

Plot 202

Floorplans – drawing S893/Ph2.2/P202/01 Rev A

Elevations – drawing S893/Ph2.2/P202/02 Rev A

Plot 203

Floorplans – drawing S893/Ph2.2/P203/01 Rev A

Elevations – drawing S893/Ph2.2/P203/02 Rev A

Garage Details

Plot 83 Floorplans & Elevations – drawing S893/Ph2.2/P83/GD

Plot 91 Floorplans & Elevations – drawing S893/Ph2.2/P91/GD

Plot 132-149 Bin/cycle store – Floorplans & Elevations – drawing S893/Ph2.2/P132-149/BCS

Plot 182-183 Floorplans & Elevations – drawing S893/Ph2.2/P182-183/GD

Plot 187 Floorplans & Elevations – drawing S893/Ph2.2/P187/GD

Plot 201-202 Car Barn Details – drawing S893/Ph2.2/P201-202/CBD

Landscaping

Hard Landscaping Plan – drawing S893-Ph2.2-003 Rev G

General Arrangement Key Plan – drawing ExA_1635_PH2.2_000 Rev C

Planting Plan Sheet 1 of 6– drawing ExA_1635_PH2.2_101 Rev D

Planting Plan Sheet 2 of 6– drawing ExA_1635_PH2.2_102 Rev C

Planting Plan Sheet 3 of 6– drawing ExA_1635_PH2.2_103 Rev D

Planting Plan Sheet 4 of 6– drawing ExA_1635_PH2.2_104 Rev D

Planting Plan Sheet 5 of 6– drawing ExA_1635_PH2.2_105 Rev D

Planting Plan Sheet 6 of 6– drawing ExA_1635_PH2.2_106 Rev D

Planting Schedule and Specification– drawing ExA_1635_PH2.2_120 Rev D

Typical Tree Pit Details– drawing ExA_1635_PH2.2_200 Rev B

Typical Planting Details– drawing ExA_1635_PH2.2_210 Rev B

Other

Flood Risk Assessment & Drainage Statement (including SUDS pro-forma) (Issue 4) ref: CV8160696/JB/DW/255

Transport Statement (Issue 4) ref: CV8160696/JB/DW/256

Arboricultural Assessment & Method Statement ref: 16172-AA21-AS

Tree Protection Plan – drawing 16172-BT34

Manual for Managing Trees on Development Sites v2.1

Affordable Housing Statement

EIA Statement of Conformity, dated 3rd December 2018

Biodiversity Checklist

Letter from Derek Finnie Associates, dated 3rd December 2018

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 Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No dwelling hereby approved shall be first occupied unless and until a scheme detailing the type of secure bicycle storage (for both houses and flats) has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be provided prior to the first occupation of each dwelling in phase 2.2.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 “Promoting Sustainable Transport” in the NPPF 2018

3. Condition

The development hereby approved shall not be occupied unless and until a scheme detailing the type of electric vehicle charging points for every house and communal charging points for flats (including a strategy for their ongoing management and maintenance), has been submitted to and approved writing by the Local Planning Authority. The approved electric vehicle charging scheme shall then be provided prior to first occupation of phase 2.2.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 “Promoting Sustainable Transport” in the NPPF 2018.

4. Condition

No dwelling hereby approved within phase 2.2 shall be first occupied unless and until parking and turning for that dwelling has been provided in accordance with the approved plans. The parking and turning areas for each dwelling shall thereafter be maintained for their designated purpose.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 “Promoting Sustainable Transport” in the NPPF 2018.

5. Condition

The garaging hereby approved within phase 2.2 shall be retained in a form capable for the parking of vehicles and storage incidental to the residential occupation and enjoyment of the dwellings as such. At no time shall the garaging be used for any trade or business or habitable accommodation.

Reason

In the interests of the amenities of the area and to ensure appropriate levels of parking are maintained on the site, in accordance with Policies TD1 and ST1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

6. Condition

Prior to the first occupation of the development hereby permitted within phase 2.2, details of the boundary treatment to be provided around the site boundary shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be provided on site in strict accordance with the approved details prior to the first occupation of the development in phase 2.2.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

7. Condition

Prior to the first occupation of the development hereby permitted within phase 2.2, a scheme for the provision of an access bridge connecting phases 2.1 and 2.2 shall be approved by the Local Planning Authority and shall be implemented in strict accordance with the approved details.

Reason

To ensure appropriate access is provided to the development, having regard to Policy ST1 of the Local Plan 2018 (Part 1).

8. Condition

Prior to the commencement of development for Phase 2.2, full details of the bridge specification for the crossing over Nuthurst Stream shall be submitted to and approved in writing by the Local Planning Authority. The crossing shall be completed prior to the first occupation of the dwellings hereby permitted for Phase 2.2, in strict accordance with the approved details.

Reason

This condition is sought in accordance with paragraphs 163 and 170 of the NPPF 2018. This condition is required to ensure that any proposed river crossings do not increase flood risk on site or elsewhere and to protect the river corridor buffer zone and associated flora and fauna.

This is a pre commencement condition as it relates to the construction process.

9. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse or adjoining dwelling which fronts onto a road, other than those that may be approved as part of this permission.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

10. Condition

The development hereby approved within phase 2.2 shall not be first occupied until details of bin stores have been submitted to and approved in writing by the local planning authority and provided in accordance with these details. The bin stores shall be retained as approved thereafter.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

11. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no enlargement or alteration to the roofs of the dwellings hereby permitted as defined within Part 1 of Schedule 2, Class B inclusive of that order, shall be undertaken on the site without the written permission of the Local Planning Authority.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

12. Condition
Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

13. Condition
The first floor windows in the following elevations shall be formed of obscure glazing and fixed shut below 1.7metres from finished floor level to the extent that intervisibility is excluded and shall be retained:

- Plot 75 – bathroom in the eastern elevation
- Plot 80 – bathroom in the western elevation
- Plot 82 – bathroom in the eastern elevation
- Plot 84 – bathroom in the eastern elevation
- Plot 85 – bathroom in the eastern elevation
- Plot 101 – dining area in north western elevation
- Plot 104 – dining area in north western elevation
- Plot 174 – bathroom in the north west elevation
- Plot 177 – bathroom in the eastern elevation
- Plot 184 – bathroom in the southern and northern elevations
- Plot 185 – bathroom in the southern and northern elevations
- Plot 186 – bathroom in the northern elevation
- Plot 187 – bathroom in the southern and northern elevations
- Plot 188 – bathroom in the southern elevation
- Plot 200 – bathroom in the northern elevation
- Plot 203 – bathroom in the northern elevation

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2002 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition
No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan ‘TPP’ and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground

protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings and site access. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

15. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

16. 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

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

17. 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

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

18. Condition

Space for the following:

1. Parking of vehicles of site personnel, operatives and visitors.
2. Loading and unloading plant and materials.
3. Storage of plant and materials including demolition arisings.
4. Cement mixing.

shall be minimally 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002.

19. Condition

No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All soft landscaping work shall be completed in full accordance with the approved scheme, prior to

occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

Informatives

1. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on the Surrey County Council website.
2. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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-andtransport/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-communitysafety/flooding-advice.
8. 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).
9. 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.
10. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.

11. 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.
12. The applicant is advised that the S38 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/transportdevelopment-planning/surrey-county-council-commuted-sums-protocol>
13. The applicant is encouraged to submit a Secure By Design Accreditation Application.
14. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
15. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover
16. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what

measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

17. Thames Water will not accept surface water flow to the public foul sewer until all other options had been investigated fully. Discharges shall be attenuated to reduce the likelihood of flooding downstream of the point of connection. As a guide a discharge rate of 5 litres/second/Hectare will be use in most instances, however more onerous constraints may be imposed to fit local circumstances. The system shall not show signs of flooding above ground for the worst 1 in 30 year storm, and shall be tested for exceedance in a 1 in 100 year storm to demonstrate any flooding that may occur will not flood properties.
18. In order to understand and agree the drainage needs for this proposal can the developer please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
19. The applicant's attention is drawn to the comments provided by the Council's Waste and Recycling Co-ordinator dated 2 March 2018 with regard to the required refuse and recycling containers for each of the units.
20. The Developer/Management must inform Waverley Borough Council's Environmental Services at least four weeks prior to the proposed date of initial occupation, in order that final arrangements for refuse and recycling collections can be made.
21. The Applicant's attention is drawn to the comments provided by Surrey Police dated 19 January 2018, in respect of the recommendation for ground and first floor easy access windows to be fitted with laminate glass.

RECOMMENDATION B

That detail pursuant to the S106 Agreement requirement in respect of a Play Space Specification and Play Space Management Plan for WA/2014/0912 (Schedule 4, Clause 1.1.1) in relation to Phase 2.2 only, be APPROVED.

RECOMMENDATION C

That, in the event that a deed of variation to the original legal agreement to amend the affordable housing provision 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 reasons:

1. The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Policy AHN1 of the Local Plan 2018 (Part 1) and paragraph 61 of the NPPF 2018.