

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

Date: 18 November 2019

Membership of the Joint Planning Committee

Cllr Richard Cole (Chairman)	Cllr John Gray
Cllr David Beaman (Vice Chairman)	Cllr Val Henry
Cllr Brian Adams	Cllr George Hesse
Cllr Peter Clark	Cllr Daniel Hunt
Cllr Carole Cockburn	Cllr Peter Isherwood
Cllr Steve Cosser	Cllr Anna James
Cllr Martin D'Arcy	Cllr Jacquie Keen
Cllr Sally Dickson	Cllr John Neale
Cllr Brian Edmonds	Cllr Peter Nicholson
Cllr David Else	Cllr Liz Townsend
Cllr Paul Follows	Cllr George Wilson
	Vacancy

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, 20 November 2019 to enable a substitute to be arranged.

Dear Councillor

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

DATE: WEDNESDAY, 27 NOVEMBER 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 523226.

Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

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 30th October 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 20 November 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 5pm on 20th November.

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 5pm on 20th November.

6. APPLICATIONS FOR PLANNING PERMISSION

Applications subject to public speaking

6.1 WA/2018/1966 - Cranleigh Nursing Home, John Wiskar Drive (*Pages 7 - 44*)

Erection of a building to provide an 80 bed care home including 20 community beds together with a building to provide health workers accommodation with access from Knowle Lane, associated parking and ancillary works

Recommendation

That permission be REFUSED

6.2 WA/2017/1389 - Cranleigh C Of E Primary Upper School & Cranleigh C Of E Lower School, Parsonage Road & Church Lane, Cranleigh, GU6 7AN, GU6 8AR (*Pages 45 - 90*)

Outline Application for the erection of 91 dwellings (including 27 affordable dwellings), provision of new and altered access, amenity space, landscaping and associated infrastructure with all matters reserved except access, following demolition of all existing buildings (as amplified by additional information received 27/07/2018 and amended by additional information and plans received 17/09/18)

Recommendation

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure affordable housing, off-site play area and playing pitch improvements, off site community facility improvements, off site environmental improvements and on-site SuDS and open space management/maintenance and subject to conditions 1-27 and and informatives 1-7, permission be GRANTED

6.3 WA/2019/1168- Land At West Cranleigh Nurseries And North Of Knowle Park Between Knowle Lane And Alfold Road, Cranleigh (*Pages 91 - 112*)

Application for all remaining reserved matters for site A pursuant to the outline

planning permission WA/2016/2207, comprising details of the design, construction and management of a 22.80 hectare country park including the provision of associated car parking, cycle parking, public toilets and play equipment. This application affects a public footpath. This is a subsequent application to outline permission WA/2016/2207 which was accompanied by an Environmental Statement (revision of WA/2018/2019)

Recommendation

That, subject to conditions permission be GRANTED

Applications not subject to public speaking

6.4 WA/2019/1171 - Land Centred Coordinates 485710 148770 On West Side Of Green Lane, Badshot Lea (*Pages 113 - 150*)

Approval of reserved matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019 and amended plans and information received 20/09/2019 and 07/11/2019)

Recommendation

That, permission be GRANTED, subject to the applicant entering into appropriate legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives.

7. 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.

8. 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**

This page is intentionally left blank

Agenda Item 6.1

A1 WA/2018/1966 – Erection of a building to provide an 80 bed care home including 20 community beds together with a building to provide health workers accommodation with access from Knowle Lane, associated parking and ancillary works

Applicant: Cranleigh Village Hospital Trust & HC One Limited

Committee Meeting Date: Joint Planning Committee 27/11/2019

Ward: Cranleigh West

Case Officer: Patrick Arthurs

Expiry Date: 03/02/2019

Neighbour Notification Expiry Date: 02/01/2019

RECOMMENDATION That permission be REFUSED

1. Summary

The application has been brought before the Joint Planning Committee due to the level of public interest both supporting and objecting to the scheme. Almost 500 letters evenly split, supporting and objecting to the development, have been received. The Head of Planning has therefore waived his delegated authority to refuse the planning application and is putting it to the Joint Planning Committee to consider.

Cranleigh Village Hospital Trust (CVHT) is the joint applicant with HC-One. CVHT is a registered charity and was established in 2001 to safeguard in-patient facilities at the Village Hospital. The development would be built with funds achieved from the sale of the long lease to HC-One of the care home and funding from local benefactors. HC-One is one of the UK's larger health and social care providers for older people, it would operate the Nursing Home including the 20 community beds in the CVHT wing.

The Council has previously granted planning permission for the site to be developed for medically-related purposes. However, previous decisions to allow development pre-date the National Planning Policy Framework, February 2019 and the adoption of the Council's new Local Plan, Part 1, in February 2018. Previous permissions were granted in the context of the different local care needs that applied then and related to different proposals that were concentrated towards the southern part of the site and left much of the remainder of the site undeveloped and open. What is now sought is a significantly greater amount of development, the design and layout of which results in a very much more sprawling development that gives the appearance of filling the site significantly when compared to previous schemes.

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

The key benefit from the scheme is the delivery of the 20 community bed spaces that are proposed in replacement of the 14 bed-spaces lost when the previous village hospital was closed some years ago. Evidence has been presented that confirms a need in the Cranleigh area and wider Borough.

The applicant has provided a financial appraisal, that has been subject to an independent assessment, this confirms that the 20 community beds are only financially deliverable as part of the large scheme of development currently proposed. Officers are satisfied that the proposed is the minimum that is financially necessary to deliver the key community benefits.

The 60 private nursing beds would also be of benefit to the community due to the additional provision proposed against the background of an ageing local population and relatively low levels of provision at present. The health workers accommodation is subsidised and as such is considered to provide affordable accommodation that would be a benefit to the community.

There is no precise information as to how the 20 community beds will be allocated, what the qualifying criteria will be for occupancy and what the position will be for their future. If the Integrated Care Partnership (ICP), Guildford & Waverley Clinical Commissioning Group (CCG) and Surrey County Council (SCC) were to withdraw support at some point in the future, it is unclear how the community beds would be allocated. The ICP has expressed its support but it is understood that CCG in particular can give no commitment beyond 5 years. The applicant, in a letter dated 29th October 2019, confirmed its willingness to enter into a legal agreement to secure community benefits and are of the opinion that the community benefits can be secured via a 'quadruple lock' approach.

The case for development at this large scale is considered to be substantiated and it is reasonable for the community beds to be secured via a legal agreement.

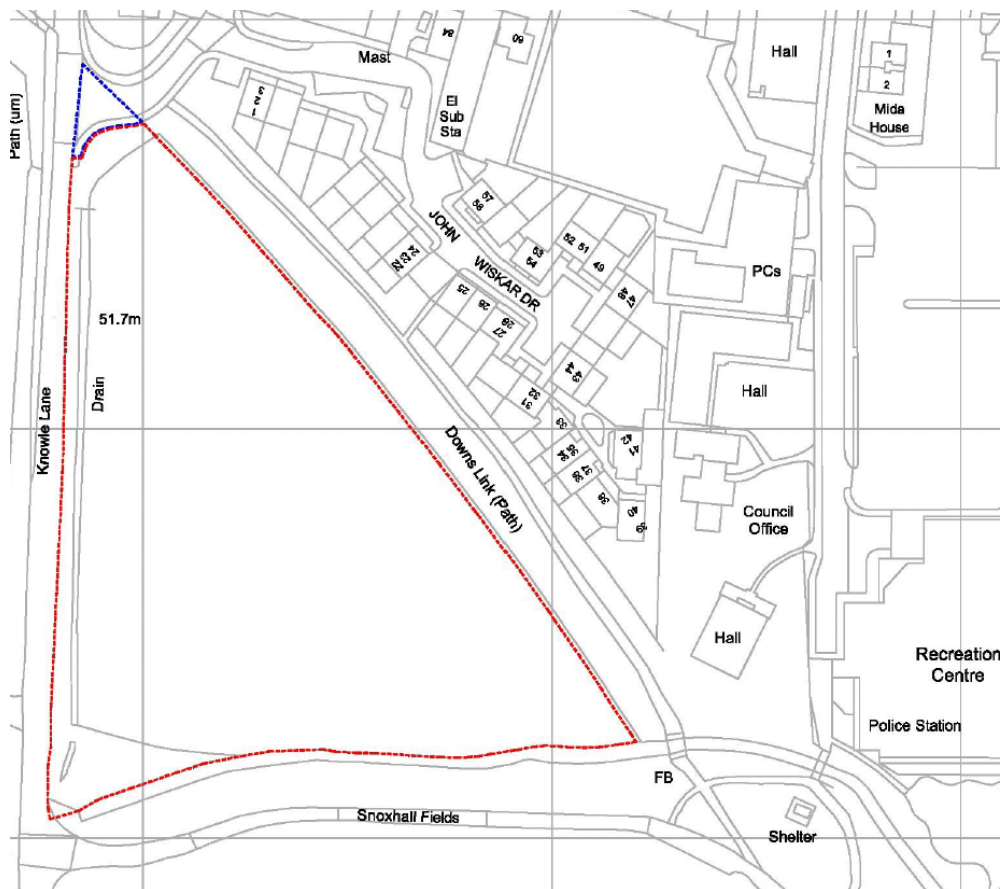
The mass and scale of the building is not in keeping with the site context and has an unacceptable impact on the character of the area. The development is therefore considered at odds with Policy TD1 of LPPI 2018 retained Policy D4 of the Waverley Borough Local Plan (2002).

Officers' assessment of the LVIA is that, whilst views to it and across the site from the adjoining area is restricted by tree cover, especially in the summer

months, views of the proposed buildings would remain evident. The proposed development is contrary to Policy RE1 of LLP1 2018 and retained Policy C5 of the Local Plan (2012).

The benefits by way of 20 community beds, 60 private nursing beds and affordable health worker accommodation are not sufficient to outweigh the (visual) harm and adverse (landscape) impacts. It is therefore recommended that permission is refused.

2. Location Plan



3. Site Description

This triangular-shaped site has an area of 1.36 hectares, is located on the western side of Knowle Lane, Cranleigh, just south of its junction with the High Street and lies outside, but adjoining, the settlement boundary on the southern/south-western side of this part of the village.

The site has frontages onto Knowle Lane, Snoxhall Fields (to the south) and the Downs Link public footpath, which runs down the north-eastern boundary of the site, beyond which are residential properties fronting the southern side of John Wiskar Drive.

The site is undeveloped, roughly flat in character, is laid to grass and is enclosed by established hedgerow and trees. Views into the site are, to a significant degree, prevented by these boundary trees and hedgerows, more so in the summer half of the year than in the winter half.

4. Background

The site was previously used as playing-fields, prior to the grant of planning permission in 2005 (WA/2003/1779) and in 2011 (WA/2010/1328) for the change of use of land to the south-west of the site (on the western side of Knowle Lane) to be used as a playing-field, to replace the playing fields on the application site. That planning permission has now been implemented and the development sought would not, therefore, result in any loss of playing-fields.

The full planning history for the site is set out below under "Planning History". In summary, that the application site has been the subject of previous planning permissions for development for health-related uses. More specifically, outline planning permission was granted in 2005 (WA/2003/1778) for the site's development for a replacement community hospital and health-centre, followed by approval of reserved matters in 2006 (WA/2006/0095). This was then followed by a new full planning permission granted in 2011 (WA/2010/0773) for a community-hospital and health-centre, which in effect renewed planning permission WA/2003/1778.

5. Proposal

There are two key parts to the application:

- a) the erection of an 80 bedroom care-home, in the form of a two/two and a half storey building of cruciform footprint, to be sited in the middle/northern one hectare part of the site. 60 of the bedrooms would be used to provide residential, nursing and dementia care, predominantly for elderly persons. The balance of 20 bedrooms (the northernmost limb of the building) would be used as community hospital beds.
- b) the erection of a two storey building on the southern part of the site to provide to provide accommodation in 26 rooms for healthcare workers, not simply those working at this development but healthcare workers from the wider area covered by Guildford and Waverley Clinical Commissioning Group . Each floor would have a kitchen shared by the occupant of the 13 rooms on that floor.

The care home would predominantly be a two storey, hip-roofed building with projecting elements of gabled and hip-roofed design, to provide visual interest, whilst the central part would be two and a half storeys, with an upstanding atrium feature. The ridge height over the central core would be 10.57 metres, rising to 11.79m for the feature atrium and, over the two storey “wings”, would be 10m.

Its length (measured north-south) would be 82.39m, whilst the cross-limb (measured east-west) would be 76.4m. Its closest distance to the Knowle Lane frontage, the Downs Link frontage and the southern boundary of the care-home part of the development would be 9.47m, 5.02m and 9.06m respectively.

The area of the rooms to be provided would vary between 21.3 square metres and 25 square metres.

The health-worker accommodation block would also have a hip-roofed design with projecting gabled and hip-roofed elements, all in similar style, height and bulk as the care-home. The main roof would have a ridge-height of 9.06m, rising to 10.52m over the main entrance.

The area of the rooms to be provided would vary between about 25.3 and 25.6 square metres, with ensuite bathroom with washing facilities. The residents would have access to communal areas for cooking, laundry and socialising that would be of a size suitable to the number of residents.

Vehicle access to the development is proposed from Knowle Lane by the formation of an access directly into the site, opposite the entrance into the new Berkeley Homes housing scheme (permitted under WA/2014/0912).

The care-home/community beds part of the development would be served by 40 parking spaces, of which 4 would be for disabled persons; these would be provided at the entrance into the site at its northern end. There would also be 8 hoops for bicycle storage.

The healthcare worker part of the development would be served by 26 parking.

The balance of the site area would largely be given over to open-space/landscaping and hard-surfacing in the form of the roadways through the development.

There would be two new footpath links: one of these at the northern end of the site linking into Cranleigh High Street, through the Marks and Spencer car-park; the other being an emergency fire-access link at the south-eastern

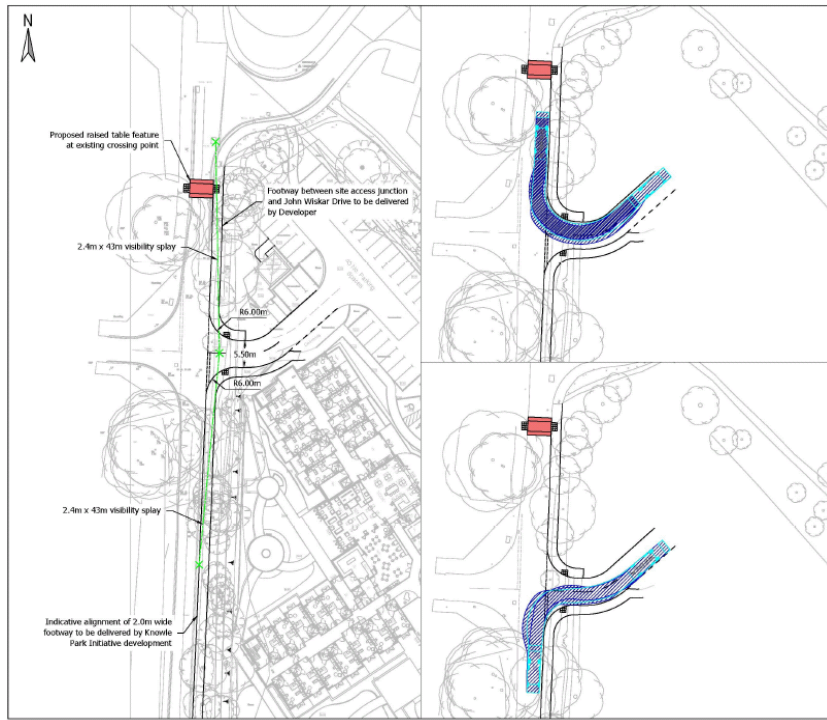
corner of the site into the Downs Link, which would be gated and would be access controlled, linked to the fire-alarm.



Site layout – ground floor



Site layout & landscape plan



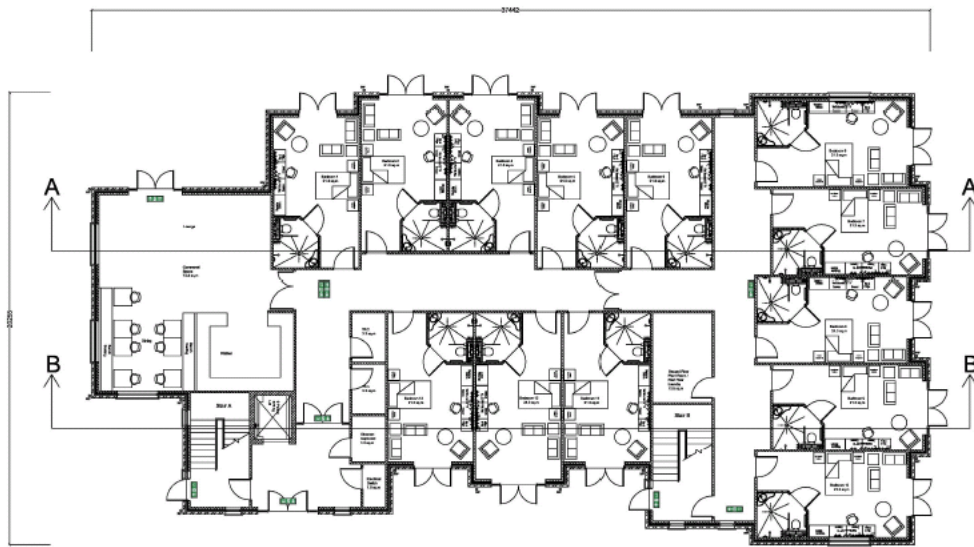
Site access junction detail



Illustrative image of Nursing Home – Entrance



Illustrative image of Nursing Home – Garden View



New 26 Unit Healthcare Worker
Accommodation
Ground Floor

GF GIFA 588.7 sq.m
FF GIFA 588.7 sq.m

TOTAL GIFA 1177.4 sq.m



Health Worker Accommodation – Ground Floor



Health Worker Accommodation – Elevations

6. Relevant Planning History

WA/2010/1328 (land south west of the application site)	Application for a new planning permission to replace extant permission WA/2003/1779 (change of use of land to provide sports playing field) (as amplified by letter and indicative plan received 19.08.10, Flood Risk Assessment received 04/10/10 and email received 05/10/10).	Full Permission 03/06/2011 Implemented
WA/2010/0773	Application for a new planning permission to replace extant permission WA/2003/1778 (outline application for the erection of a replacement community hospital and health centre with associated vehicular and pedestrian access and car parking). (As amplified by letter dated 10.08.10 and information received 11.08.10).	Full Permission 03/06/2011 Expired
WA/2006/0095	Erection of a replacement community hospital and health centre with associated access and car parking together with associated works (details pursuant to WA/2003/1778) (as amended by letters dated 15/02/06 and 03/03/06 and plans received 17/02/06 and 03/03/06).	Full Permission 16/03/2006 Expired
WA/2003/1779 (land south west of the application site)	Change of use of land to provide sports playing field (as amended by letters dated 17/12/03 and 19/01/04; plans received 22/12/03 and 21/01/04 and arboriculturist report dated 19/01/04).	Full Permission 23/08/2005 Implemented
WA/2003/1778	Outline application for the erection of a replacement community hospital and health centre with associated vehicular and pedestrian access and car parking (as amended by plans received 22/12/03, letter dated 17/12/03 and documents received 8/3/04).	Outline Approval 23/08/2005 Expired

7. Planning Policy Constraints

Countryside Beyond Green Belt (outside any defined settlement)
 ASVI (Area of Strategic Visual Importance)
 Long Distance Footpath (Downs Link)
 Bridleway

Within 8 metres of River Bank
Flood Zones 2 and 3

8. Development Plan Policies & Guidance

The relevant Development Plan policies include:

Waverley Borough Local Plan, Part 1, (LPP1) Strategic Policies and Sites
(adopted February 2018):

SP1 Presumption in Favour of Sustainable Development;
SP2 Spatial Strategy;
ST1 Sustainable Transport;
ICS1 Infrastructure & Community Facilities;
RE1 Countryside Beyond the Green Belt;
TD1 Townscape and Design;
NE1 Biodiversity and Geological Conservation;
NE2 Green and Blue Infrastructure;
CC1 Climate Change;
CC2 Sustainable Construction & Design;
CC4 Flood Risk Management.

Retained Policies of the Waverley Borough Local Plan (2002):

D1 Environmental Implications of Development;
D4 Design and Layout;
D6 Tree Controls;
D7 Trees, Hedgerows & Development;
D8 Crime Prevention;
C5 Areas of Strategic Visual Importance;
C7 Trees, Woodlands & Hedgerows;
CF2 Provision of New Community Facilities;
M5 Provision for Cyclists;
M7 Footpaths & Cycleways.

Other Guidance:

- National Planning Policy Framework (NPPF) 2019;
- National Planning Practice Guidance (NPPG) 2014 (as updated).
- Cranleigh Design Statement (2008)
- Draft Cranleigh Neighbourhood Plan (Reg 16 Consultation Stage)
- Surrey Design Guide (2002)
- Planning Infrastructure Contributions SPD (2008)
- Waverley BC Parking Guidelines (2013)
- Surrey Vehicular & Cycle Parking Guidance (2012)

- National Design Guide.

9. Consultations

County Highway Authority	<p>No objection subject to a Travel Plan and monitoring fee secured via a s106 and the following conditions:</p> <ul style="list-style-type: none"> • The access constructed in accordance with submitted plan • Knowle Lane footpath • Raised table on Knowle Lane • Car parking provided in accordance with plan layout • CTMP • Cycle Parking • EVCP
Surrey Wildlife Trust	<p>No objection subject to conditions requiring additional surveys and mitigation measures such as lighting design, nesting boxes and appropriate planting to protect bats, birds, reptiles, GCN, badger, dormice and water vole</p>
Cranleigh Parish Council	<p>Support the application, subject to:</p> <ul style="list-style-type: none"> • Surrey County Council (Highways) to consider putting in place a scheme to make the junction safe for pedestrians crossing and for vehicles entering and exiting Knowle Lane; • Accommodation for both key workers & residents meets the national space standards; • Consideration to be given to lack of staff amenity-space; • Conditions to be considered to mitigate the potential impact of noise, light and odours; • Green-space in the proposals maximised; • An appropriate landscaping plan should be agreed, with particular consideration to the boundary to John Wiskar Drive
Environment Agency	<p>No objection subject to: condition requiring the development to be carried out in accordance with the Flood Risk Assessment, ground floor levels to be a minimum of 600mm above typical modelled flood water</p>

	and 300mm above typical ground levels.
Surrey CC - Lead Local Flood Authority	No objection subject to a condition requiring details of the surface water drainage to be approved, verification report to be submitted and approved.
Surrey Hills AONB Planning Advisor	No objection as the development would not impact on the setting of the AONB
Council's Waste Management	No comment as waste for nursing home outside jurisdiction.
Council's Environmental Health Officer	No objection to the development subject to the following conditions: <ul style="list-style-type: none"> • Construction Environmental Management Plan • All plant and machinery attenuated and enclosed • No deliveries outside 08:00-18:00 hours Mon-Fri and 08:00-13:00 on Sat non on Sundays or Bank Holidays • Restrictions on operation of machinery – in accordance with noise assessment • No floodlights without approval • No burning of waste or other materials • External lighting to be approved

10. Neighbour Representations

241 representations have been received expressing support for the proposals for the following reasons:

- The proposals are much needed;
- Long-awaited replacement of hospital beds lost long ago;
- All the new development in Cranleigh justifies the proposals;
- The Council needs to see the project forward to completion as soon as possible;
- The proposals will relieve the pressure in other hospitals in the area, including the Royal Surrey County Hospital;
- The health-care worker accommodation is much needed;
- The location is accessible and convenient.
- The design is acceptable.

253 representations have been received raising objections on the following grounds:

- This proposal is not for a hospital. It primarily seeks to create a large profit-making private care-home. Residents have been grossly misled with regards to community funding;
- Short-sighted and commercially-driven project;
- This is not the right development to meet the needs of the community;
- The land is allocated for a new hospital, not a nursing-home;
- A new hospital is required in the village to serve the needs of not only existing residents but all the new residents who will live in Cranleigh in the new residential developments being added to the village;
- Not against the proposals in principle but not on this site;
- Unsatisfactory layout and excessively dense form of development, amounting to an over-development of a small site, adding to the urbanisation of Cranleigh;
- Previous proposals for the site's development were much smaller in scale;
- The buildings are too big and should be single-storey only;
- Unsatisfactory road access
- Cranleigh cannot accommodate any more new buildings, to protect its integrity as a village and its peaceful character;
- Rowland House, a purpose-built elderly persons care-home, was demolished in favour of that site's redevelopment for affordable housing yet the proposal here is for another care-home;
- Proposal will harm the village in practical, environmental and aesthetic terms;
- Additional traffic in Knowle Lane and greater congestion at the junction of Knowle Lane with Cranleigh High Street, adding to the hazard for both pedestrians and drivers and increasing journey-times;
- The staff accommodation is another way of adding another 26 households to Cranleigh, over and above the large number already permitted;
- The 66 car parking spaces to be provided for the development is insufficient;
- Disturbance, especially due to the 24 hour operation;
- Over-looking and loss of privacy;
- Smells;
- Noise;
- Pollution;
- Storage of hazardous materials;
- Loss of trees and wildlife.

A meeting between the Committee and the developer and their representatives was held on 14 January 2019, so that the developers and their representatives could explain the proposals and respond to questions.

Subsequent meetings with the applicants and Planning Officers have been held to resolve outstanding matters.

11. Planning Considerations and Impacts

Key determining planning considerations include:

- Principle of Development;
- Planning History & Differences from Previous Proposals for the Site;
- Quantum and Viability;
- Community Benefits
- Layout and Design;
- Impact on the Countryside and Visual Amenity;
- Access Parking & Highway Impact;
- Impact on Residential Amenity;
- Flood Risk & Foul Drainage;
- Trees;
- Biodiversity and Compliance with Habitat Regulations 2010.
- Archaeology;
- Other considerations;

An Environment Impact Assessment was considered unnecessary to determine the impacts of the proposed development. The site does not fall within the EIA Schedule 2 triggers, the site is not within the zone of influence of a protected site that would otherwise require an EIA on sites outside Schedule 2.

12.1 Principle of Development

The site lies within the countryside beyond the Green Belt outside the settlement boundary for Cranleigh.

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 the National Planning Policy Framework (NPPF) which presumes, at paragraph 11, in favour of sustainable development.

Equally, paragraph 170 of the NPPF states that, as a core planning principle, the intrinsic character and beauty of the countryside should be recognised in decision-making.

This principle is likewise reflected in Policy RE1 of the Local Plan, 2018.

In practice, this means development outside defined settlements will be strictly controlled to protect the beauty and character of the countryside, a key element of which is its open, undeveloped nature.

The Council has previously permitted the site to be developed for a new community hospital, notwithstanding the policies of restraint that apply to the site, given its rural location. Planning permissions WA/2003/1778 and WA/2010/0773 apply.

The principle of the site's development for health-related purpose, has, therefore, been accepted by the Council in the past.

The protection of the countryside from new development that does not need to be located there is paramount. Even if there is a case to accept development in the countryside, for example, because it is essential to serve a "bona fide" rural use or because there is no other suitable location for it in the built-up area and what is sought would deliver an essential community benefit, the amount and scale of development should be no more than is necessary to achieve the purpose.

It is also necessary to consider if there are other sites available in the built-up area that would lend themselves to development at this scale.

It was accepted under previous planning permissions for the site's development that there were no other suitable sites within the village where those developments could be accommodated.

The current proposals amount to about 6,180 square metres floor area in total, based on a total footprint of 3,056 square metres, which is materially greater than previous proposals for the site.

There are no other known sites in the village today that could satisfactorily accommodate this amount of development. It is, therefore, accepted that the application site is, as previously, the only suitable site available for a development of this sort at this scale. The site is also an edge of settlement location with easy access to the village services, including on foot, and to public transport.

In summary the starting point is the protection in national and local policy for planning decisions to recognise and safeguard the intrinsic character and beauty of the Countryside Beyond the Green Belt. Any development on the site must seek to protect and safeguard the countryside setting, the extent of any community benefit delivered by the development must be proportionate to the impact for the principle to be considered acceptable.

12.2 Planning History & Differences from Previous Proposals for the Site

Planning History

The planning history is set out above. It is nonetheless useful to summarise this here because it is a material consideration.

The 2005 outline planning permission for a replacement community hospital and health-centre (WA/2003/1778) permitted a building with a footprint of approximately 2,400 sqm (18% of the site area), total floor area of development 4174.65 sqm, with parking for 48 cars, accessed by means of a new access from Knowle Lane (indicative site layout and elevation shown below). A key feature of this proposal is that development would only have occupied the southern half of the site, with the remainder being left undeveloped to provide a spacious landscaped setting for the development. The permission was not implemented.

This was followed by an application in 2006 (WA/2006/0095) for reserved matters, this time in the form of a 3 storey building, with a footprint of 2,180 sqm, but again spaciouly situated within the site (16% of site area), and occupying roughly two-thirds of the southern part of the site, with the balance being left as open-space and parking.

In 2011, a further planning permission was granted (WA/2010/0773); this was in effect the same scheme as WA/2003/1778. This permitted, once again, the site's development for a combined replacement community hospital and health-centre, with a total floor-area of 4,174.65 sqm. The scheme was not implemented.

Differences Between Previous & Current Proposals

There are significant differences between what has previously been proposed and permitted and what is now proposed under the current proposals in terms of the content of the development proposed.

Firstly, previous proposals for the site envisaged the provision of a health-centre, alongside the community hospital. This was not supported by the NHS and led to the development of an alternative health-care strategy, which involved the development of the new health centre in Cranleigh High Street and the upgrade of the former community hospital, to provide an enhanced diagnostic service.

The health centre is, therefore, no longer part of the current proposals because it has already been provided elsewhere.

Secondly, the current proposal represents a significant increase in the amount of development proposed for the site compared with what has previously been permitted.

The current proposal amounts to a total floor area of 6,180 sqm, in two buildings, one of 5,003 sqm, the other 1,177 sqm. The overall floor area is considerably greater (+48%) than the maximum 4,174 square metres of development previously permitted.

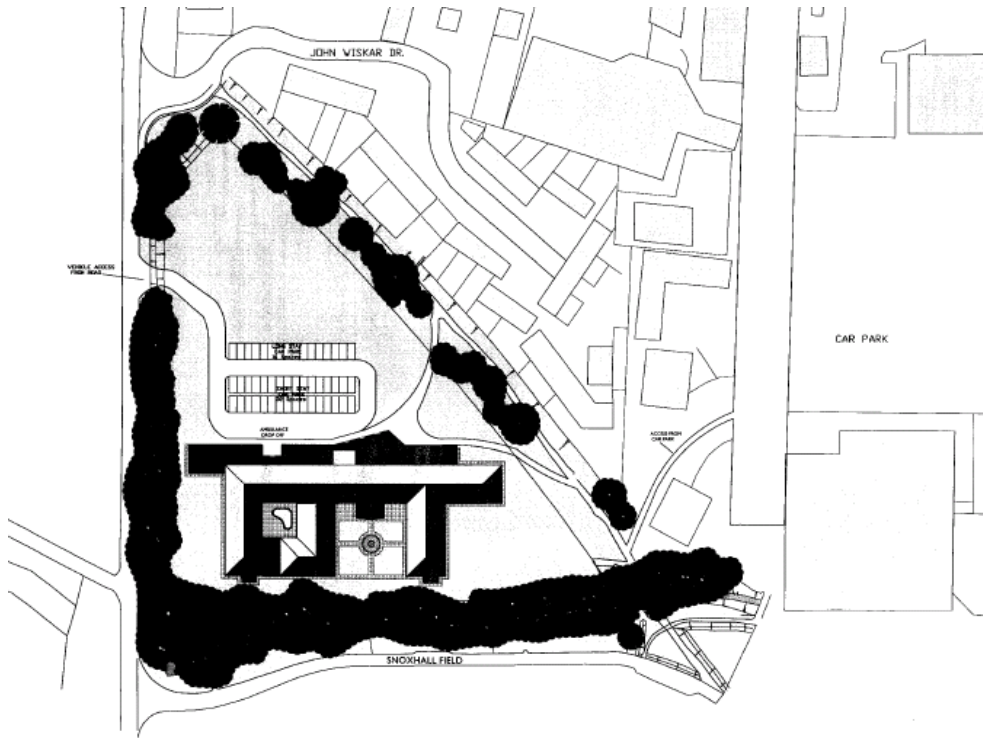
Previous proposals would also have left between about a third and a half of the site area undeveloped.

The current proposal would amount to about 22% site-coverage or built form with the access road and car parking area accounting for the vast majority of the site no longer being green and open.

Thirdly, although the site coverage represented by the two parts of the development would be relatively low (by urban standards), the cruciform footprint of the nursing home/community beds building in particular (which is much the bigger part of the proposals, with a north-south limb length of more than 86m and an east-west cross-limb length of more than 76m) results in a significantly more sprawling form of development compared with what has been permitted and results in a more built-up appearance overall, than the relatively low site coverage figures would suggest.

Previous proposals for the site have been permitted largely because those developments were relatively compact in nature, leaving large parts of the site free of buildings, and because the view was taken that the benefits to the community of allowing those developments would offset the relatively modest harm that would be caused in allowing those developments on a green-field site in the rural area.

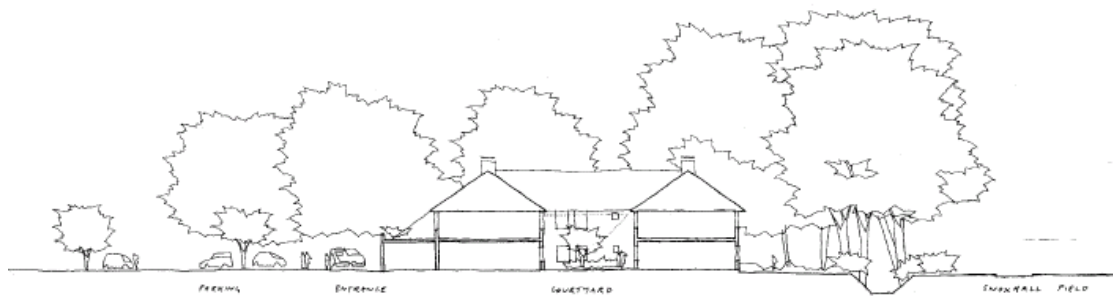
The same cost-benefit analysis needs to be applied in respect of the current proposals - in other words, whether the harm to the countryside that would be caused in allowing development to proceed would be offset by the scale and nature of the benefits arising to the community.



Indicative site plan for approved outline scheme WA/2003/1778 & WA/2010/0773



SECTION

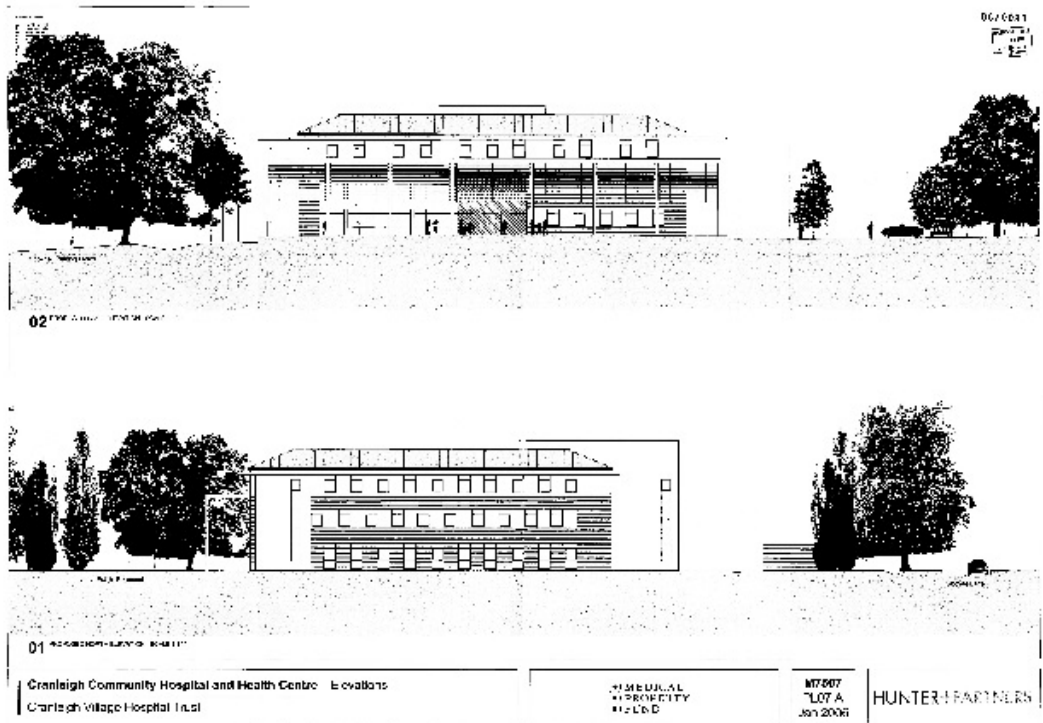


FR SECTION

Indicative elevation for approved outline scheme WA/2003/1778 & WA/2010/0773



Approved site plan for reserved matters app WA/2006/0095



Approved site plan for reserved matters app WA/2006/0095

12.3 Quantum and Viability

Amount/Scale of Development

It is necessary to justify the amount and scale of development sought, given that this is a rural site where there is a presumption against development to protect the countryside.

A significant amount of development is proposed, more than has previously been sought at the site, and in a form and layout that amplifies its scale and impact.

The main justification for allowing development of the site at this large scale would be that the community benefits of doing so are sufficient to offset the clear harm that results from allowing so large a scale of development of an undeveloped rural site; moreover, it is only by permitting development at this scale that the benefit to the community could be achieved.

The main potential benefit to the community is the delivery of the 20 community beds within the nursing home, in replacement of the 14 hospital beds lost when the Cottage Hospital was closed.

These 20 community nursing-home beds would, however, be provided as part of a much larger scheme of development that also proposes another 60 nursing-home beds and a 26 room block that would provide accommodation for health-staff, some of whom would work at the development, others of whom would work in health-services over the wider area.

The community beds would, therefore, be a relatively small part of the overall development.

The question to be addressed, therefore, is whether the large amount of “other” development that is also proposed alongside the community beds would be excessive, unjustified and beyond what is necessary or desirable to deliver the community beds.

It is also necessary to be clear as to the nature of the benefit to the community that will accrue by the provision of these beds.

The provision of the private nursing-beds could also, arguably, be a benefit to the community but whether 60 bed spaces are justified is another matter. A view, therefore, needs to be taken on this important issue too.

Likewise, it needs to be considered whether the provision of health-worker accommodation sought has a benefit to the community and, even if it does, in

principle, whether the amount of development sought is justified, in terms of it being necessary to ensure the deliverability of the scheme.

These issues are discussed below.

Deliverability

Deliverability is the essential first consideration.

Critical to the view to be taken on the acceptability of the amount and scale of development sought, over and above impact, is the extent to which the community beds may or may not be financially deliverable, only as part of the larger scheme of development as sought; or, whether there is a lesser amount of development that could still deliver the 20 community beds, but which would result in a more spacious development more appropriate to a rural site such as this.

In short, if planning permission was to be refused on grounds of over-development and harm to the rural area, would the 20 community beds be lost. It is only with the other elements of the scheme and at the scale sought that their delivery is financially possible.

The applicant submitted a Development Viability Report, prepared by Home Consultancy Ltd, May 2019. The report concluded that:

“Based on the proposed scheme of a care home and accommodation block, the residual land value derived by the toolkit is -£233,613. This is £646,113 below the benchmark value. No allowance has been made for any S.106 contributions albeit it is known a travel plan will be required for the care home and accommodation block.

In summary we can conclude the development does not generate a surplus over the benchmark land value, and thus the number of open market care home beds is less than is necessary to provide full funding to the community beds and health worker accommodation. The balance of funds required has been pledged by CVHT and local benefactors who wish to see the scheme proceed and the public benefit from these facilities be realised”.

Officers instructed the Dixon Searle Partnership to undertake an independent review of the Viability Assessment, the findings of this were presented in a report dated July 2019. The report concluded that the indicative rent of £1,200 per week for private beds was low and comparables in the area suggest it should be £1,400 per week. Keyworker homes, assumptions on management, void and repair costs should apply a 22% rate as opposed to 27% of rent. An arrangement fee for finance costs of £172,885 should not

apply. Based on these updated assumptions the appraisal indicates a positive return, in this scenario the 60 private beds and 26 key worker units would not be required to enable the 20 community beds to come forward.

In response to the Dixon Searle Appraisal, the applicant, in a letter of 9 September, challenged the weekly rent assumptions and provided alternative rent comparisons for mid-range facilities in the areas that would support the proposed rental level at £1,200 per week for the private beds. If higher bed rent assumptions were to be applied then this would mean higher build costs and management costs would also apply.

Dixon Searle reviewed the case put forward in the letter of 9 September and provided an update that states:

“In conclusion, based on the originally submitted report and the supplementary information now provided, we have scrutinised the viability of the scheme thoroughly and agree with the submitted position that any reduction in the number of private units would be likely to move the viability position further downwards (from a position of marginal viability by accepted standards) – therefore would potentially prevent the scheme from proceeding”.

The viability assessment and subsequent appraisal has, therefore, answered the question on whether the scale of the development in terms of quantum justified in order to provide the 20 community beds.

12.4 Community Benefits

The appropriateness and community benefits arising from each of the constituent parts of the development is now assessed in turn.

Community Beds

There is clearly the potential for the 20 “community beds” to deliver a significant community benefit.

In reaching a decision on the case, it is, therefore, necessary to be clear what the nature of the benefit to the community will be.

The provision of the 20 community beds within the 80 bed nursing home does not amount to the return of hospital services to the village of Cranleigh. Medical care, including specialised diagnostics, treatment and surgery, will continue to be provided primarily at local hospitals. The Cranleigh Medical Practice and surrounding GP Practices provide a limited range of local

diagnostic services, as a supplement to what is otherwise available at local hospitals.

The Integrated Care Partnership (ICP) - consisting of the Guildford & Waverley Clinical Commissioning Group (CCG), representing the National Health Service (NHS), and Surrey County Council, as Social Care Provider - to allocate the community beds in the best interests of the patient.

The qualifying criteria that patients must meet to be a priority for occupancy of one of the community beds has not been set. The applicant has confirmed that the criteria will be developed with the ICP and this could include a matrix of medical need combined with distance home address is from the new facility.

Residents of the new nursing home will have a range of medical conditions from dementia to end of life care. A patient could start off in need of medical treatment, provided at one of the local hospitals, which then develops into a need for nursing care or end of life care, which might be provided by occupancy of one of the community beds. The community bed allocation criteria will reflect this range of need and health considerations.

The commitment of the CCG cannot be guaranteed beyond 5 years. This raises the important issue of what might happen to the community beds after 5 years; whether they will still be available to the community, for what purpose and through what mechanism. Restrictions over use could be applied through conditions and/or a Section 106 Agreement, in terms of limiting what use the beds could be put to. The applicant in a letter dated 29th October 2019 confirmed their willingness to enter into a Legal Agreement to secure community benefits and are of the opinion that the community benefits can be secured via a 'quadruple lock' consisting of:

- a) the S.106 Agreement;
- b) the covenants and obligations in the lease of the Care Home site from CVHT to HC-One;
- c) the restrictive covenants placed on the land by the Parish Council; and
- d) the fact that CVHT will own the long lease of the wing in which the 20 Community Beds are located".

In spite of the above assurances, the nature of the benefit to the community and the extent to which it can be relied upon for the future remains unclear.

This amounts to a reason for refusal of planning permission at the present time.

Private Nursing Beds

A substantial part of the development consists of the provision of 60 nursing beds; this is a substantial provision.

The Integrated Care Partnership (ICP), consisting of Surrey County Council and the National Health Service (Guildford & Waverley Clinical Commissioning Group), has provided a Joint Statement in which they set-out their support for the nursing-home provision proposed. This support is largely based on the

“...increasing numbers of older people with frailty and multi-morbidities which has resulted in an increase in demand on health and social care services.”

By 2025 it is estimated that there will be a 21% increase in the numbers of people over the age of 65 and a 43% increase in those over the age of 85. It is further stated that

“To meet the growing demand across Surrey an extra 213 nursing care beds are modelled as required for SCC funded individuals by 2020 and 419 by 2025.”

The Joint Statement goes on to suggest that, although there are a high number of nursing home beds in some parts of Waverley, there are a number of wards where there is low or no nursing home provision, which includes the Cranleigh area, where there is low provision but high numbers of people over 65, which is predicted to increase.

The Joint Statement continues that the County Council, as social care provider, needs a supply of affordable nursing home provision, within its guide price range, to meet the needs of SCC funded nursing-home residents on a long term basis and, therefore, welcomes the provision of the nursing-home beds proposed, which it sees as helping to meet local needs through the Integrated Care Partnership.

In summary, there would, therefore, appear to be little doubt about the demand for nursing-home beds locally. In turn, if the site is to be developed, the provision of a nursing-home on it would be a community benefit. The necessity of the scale of the 60 private beds has been supported by the viability assessment discussed above.

Health Worker Accommodation

This would be provided as a two storey development on the southern part of the site and is a sui generis use that does not fall into any specific use within the Use Classes Order; any changes to any other type of occupancy would, therefore, require express planning permission.

The purpose is to provide “affordable housing for rent” for workers in the health and social-care services, in recognition of the high cost of housing in the area and the difficulties in attracting and retaining staff.

The Council, however, has historically had a duty to secure “general needs” affordable housing for rent in discharging its statutory duty to provide for those on its waiting list, which has meant that until recently it has not been able to prioritise any one group over another, whatever the needs of particular groups.

Under the paragraph 62 of the latest version of the National Planning Policy Framework (NPPF) (February 2019) the definition of eligible groups has, however, been expanded to include “essential local workers”, as defined within Annex 2 of the NPPF. The definition of “essential local workers” is as follows:

“Public sector employees who provide frontline services in areas including health, education, and community safety - such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.”

The new Waverley Borough Local Plan (Part 1) (February 2018), however, predates the latest NPPF. Policy AHN1 of the Plan (Affordable Housing on Development Sites) was framed in terms of securing “general needs” affordable housing only, which was correct at the time that the Plan was adopted.

However, following the introduction of the February 2019 version of the NPPF, the situation today is changed, insofar as the housing needs of “essential local workers” now need to be provided for too when considering the provision of affordable housing.

That said, the development proposed consists of a mixture of Use Class C2 and sui generis development. The nursing home/community beds part of the development falls within Use Class C2 of the Use Classes Order, whilst the health-worker accommodation element of the development does not fall within a specific class, being a sui generis use. Neither triggers a requirement for affordable housing provision under Policy AHN1 of the Council new Local Plan, Part 1.

Notwithstanding that, the development will nonetheless provide affordable housing for these two newly eligible groups; health and social care workers. This is because the two key health-care and social-care stakeholders (that is, the Guildford & Waverley Clinical Commissioning Group and Surrey County Council, along with the Cranleigh Village Hospital Trust (CVHT) and the

nursing-home developer, HC One), all see this as an advantage in recruiting and retaining staff.

More specifically, the development would provide 26 worker bedsit units, with en-suite bathrooms, and shared amenity, cooking, dining and storage areas, all to be allocated and managed by the CVHT and let at rents that would significantly under-cut the rents that would potentially be chargeable if the definition of “affordable housing for rent” applicable under Annexe 2 of the NPPF was to be charged. In short, the CVHT will be further subsidising the rents to make them more affordable.

It should also be noted that under the current proposed funding and investment plans the CVHT would receive £1m from HC1 for the lease of the land on which the Care-Home, including the community beds, would be built. This, together with pledges from local benefactors, would allow it to build the Health Worker Accommodation (HWA) at a cost of about £2.7m, with no further money required from the public or other public bodies. It is anticipated the HWA would yield a net income of about £95,000 per annum, which the CVHT would invest and have ready to help further subsidise the community-beds in the nursing home, as and when required. In addition, this income would provide monies to allow it to support the services being provided by Cranleigh Medical Practice, Cranleigh Village Hospital and the Community Nursing Service as required.

Finally, as part of its commitment to securing improvements to the provision of health-care services locally, the CVHT wishes it to be known that it sees the health worker accommodation as something that could help local healthcare providers not only attract and retain staff, but something that will generate an income stream which will help sustain and improve healthcare provision locally by allowing the Trust to invest in it, which has to be seen as contributing to the community benefit that will derive from allowing the development.

In summary, the principle of providing an element of affordable housing for health and social care workers as part of the development is, therefore, compliant with the latest government policy, as set-out in the NPPF (February 2019); it is also, arguably, a community benefit, insofar as it would help with the recruitment and retention of the health and social-care workers who are needed to staff the facilities proposed on the site but also at other similar facilities over the wider area. It will also help generate an income stream from which the CVHT will be able to support local health services directly in by investing in them, adding further to the community benefit that arises from allowing development to proceed.

Before the introduction of the February 2019 version of the NPPF, this element of the proposals could be afforded little weight in terms of the community benefit it provided because it would have done little, if anything, to meet the needs of those on the Council's housing list, against the background of the Council only having a duty to secure "general needs" affordable housing. In any event, there is no requirement with Class C2 and sui generis development, as is sought here, to make provision for affordable housing of any kind. The fact that it does - albeit limited to occupancy by health and social-care workers is considered a community benefit.

12.5 Layout and Design

The application site is a roughly triangular shape of 1.36 Hectares, the western boundary on Knowle Lane is where the access is from and is considered its primary frontage. The southern boundary has a band of trees and vegetation facing onto Snoxhall Fields. The north-east edge of the site also has a green edge and adjoins the Downs Link path, the rear gardens of residential properties on John Wiskar Drive back onto the path.

The proposed built development on the site is in two separate buildings. The care home is located in the central area of the site adjacent to Knowle Lane, it occupies a prominent location on the site. The Health Worker Accommodation block is to the southeast corner of the site, pedestrian and cycle access to the town centre will be provided in this location.

The larger nursing home building is a cruciform layout of two storeys rising to 2.5 storeys over the central core area. The elevations include gabled elements that help break up the long elevations. The building is to be constructed in red brick, terracotta tile hung elements above ground floor, ivory coloured rendered panels, slate grey powder coated aluminium windows, doors and glazed atrium and rosemary tiles roof. The bedrooms are on floor one and two, they will each have an ensuite wet room and range in size from 20-25m²; they meet the Care Standards Act minimum size of 12m².

The Healthcare Worker building is a two storey structure that can accommodate 26 rooms, 13 rooms on each floor with en-suite shower room, the rooms are 21.3m² – this is an acceptable size. An open plan kitchen/dining and lounge area is provided on the ground and first floor. A communal laundry is provided on the first floor. The building is a similar design to the main Nursing Home.

As well as the built form the development will include extensive areas of car parking and hard standing, some 66 car parking spaces area provided along with access road and landscaped areas. The original application included a

roundabout access from Knowle Lane, this was amended to an access point, this is more acceptable in the context of the townscape of Knowle Lane.

The care home building is of a considerable scale and bulk, its length (measured north-south) would be 82.389m, whilst the cross-limb (measured east-west) would be 76.4m. The layout of the building has been developed to meet the clinical and operational needs of the nursing home. The scale and form is at odds with other residential development in the area, the closest being the new Berkley Homes development on the western side of Knowle Lane and properties on John Wiskar Drive.

The Healthcare Workers building is some 37m long by 20m deep. The scale of the building is more in keeping with its context.

The design of the nursing home has sought to follow a Surrey design aesthetic and the use of gables and materials has helped to break the dominant horizontal form of the building. Chimneys have been introduced to provide Manor House form to the building. Whilst elements of the overall building design are considered acceptable it is the mass and scale of the building that is considered not in keeping with the site context and has an unacceptable impact on the character of the area. The development is therefore considered at odds with Local Plan Policy TD1 Townscape and Design and Saved Policies of the Waverley Borough Local Plan (2002) D4 Design and Layout.

12.6 Impact on the Countryside and Visual Amenity

Paragraph 170 of the NPPF states that, as a core planning principle, the intrinsic character and beauty of the countryside should be recognised in decision-making.

This principle is likewise reflected in Policy RE1 – Countryside beyond the Green Belt of the Local Plan, 2018. The site is located in any area where saved Local Plan (2012) policy C5 - Areas of Strategic Visual Importance is applicable.

As stated above the scale, bulk and location of the buildings occupies a considerable proportion of the site. The applicant submitted a Landscape Visual Impact Appraisal (LVIA), prepared by TPM Landscape, with the application. The LVIA summarised the baseline for both the landscape and visual amenity, sensitivity of each and the impact of the proposed development as well as setting out mitigation measures.

This LVIA suggests that “this area of land does not exhibit any of the characteristics of the ASVI character description, being a remnant field with no

public access and contained on all sides by trees and settlement to the north. The proposal site is not “man-made sports fields or an open green space. This LVIA considers that the proposal site should be removed from the ASVI designation when the Neighbourhood Plan reviews the ASVI boundaries, as the site has an entirely different character and community use to the rest of the area”.

The LVIA assesses the impact of the proposed development from six representative receptor group locations. The proposal site is contained on all boundaries by tall trees, it is suggested it has a ‘very limited visual envelope, and the study area is contained to approximately 0.5km where views of or towards the proposals site are assessed as possible’. Distant views to the site are restricted by buildings of Cranleigh settlement to the north and east and further trees and topography to the west as well as the new Berkley housing scheme.

The LVIA states that close proximity views are restricted but do exist from the rear of a few residential properties at John Wiskar Drive, and also from the Downs Link footpath, the south eastern part of the proposal site which is more open, and there will be views of the development for a short distance of the footpath and from sections of Knowle Lane.

Mid to long distance views are restricted, it is suggested by the LVIA that the ‘potential for effects to mid to long distance views from the rural landscape. There is the potential for some winter views from the recreation fields in Snoxhall Fields, where the development may be visible in filtered views through the trees when they are without’.

The LVIA concludes that: “No landscape receptors are assessed as experiencing notable or substantial effects post mitigation. There will be no loss of important landscape character features and the trees and hedgerows which surround the site will be retained and enhanced, other than a small area required for the site access.

Visual effects are confined to the south eastern corner of the site, and the development proposals will introduce new landscaping to continue the landscape corridor along the Downs Link footpath and reduce visual effects.

The proposal site is well contained by trees, settlement and topography, and there will be minimal visual intrusion beyond the site itself, with no effects to the views from the wider rural landscape which might affect the character and setting of Cranleigh”.

Surrey Hills AONB have been consulted on the application and have confirmed that 'the proposed development, though extensive, would not have an impact upon the setting of the AONB'.

The Officers assessment of the LVIA is that whilst views to it and across the site from the adjoining area is restricted by tree cover, especially in the summer months, that views of the new proposed buildings will be evident. The LVIA Part 2 document provides a summary of the close and distance views impacts, the photomontage of the building bulk and block provides some evidence that the impact will not be without harm as suggested. No verified views and sketch images of the proposed development were provided by the applicant, an accurate assessment of the potential impacts is therefore not possible. The proposed development is therefore felt to be contrary to Policy RE1 – Countryside beyond the Green Belt of the LPP1 and saved Local Plan (2012) policy C5 - Areas of Strategic Visual Importance.

12.7 Access, Parking & Highway Impact

Vehicular access to the proposed development was initially proposed via a new mini roundabout on Knowle Lane. This was amended and updated plans submitted for a new junction arrangement with access immediately opposite to the Berkley residential development site, Phase 1. Pedestrian and cycle access will tie into the footway on the eastern side of Knowle Lane which is to be delivered by the Knowle Park Initiative development. Crossings points with dropped kerbs and tactile paving are proposed on the site access arm of the junction. A proposed raised table feature at the existing crossing point on Knowle Lane to the north of the access point is proposed. A footway between the site access and junction and John Wiskar Drive is to be delivered by the applicant, the footpath to the south is proposed to be delivered by the Knowle Park Initiative development.

It is proposed to provide two links from the site to the Downs Link bridleway; one to the north of the site and one to the southeast. These will facilitate trips to and from the surrounding area via the Downs Link, including to Cranleigh Village Community Hospital and Cranleigh Medical Centre.

Parking provision for the proposed care home will be provided in accordance with SCC's standards for C2 land uses, which is one space per two residents, i.e. 40 car parking spaces (including five disabled bays). These spaces will cater for staff and visitors as, residents of the Nursing Home are highly unlikely to require car parking.

There are no parking standards for land uses similar to the proposed Health Worker accommodation block, and therefore parking will be provided in accordance with the standard for one-bedroom dwellings, which is one space

per dwelling, i.e. 26 parking spaces. It is anticipated that some of the residents of the proposed accommodation block will not own cars. Given that some of the proposed care home staff are likely to live in the accommodation block, there will be a reduced level of staff parking demand at the care home.

In respect of cycle parking ten spaces will be provided for the proposed accommodation block and a further ten for the proposed care home.

It is therefore considered that the proposed parking provision will comfortably cater for staff, residents and visitors taking account of peak times and shift changeovers. The TRICS assessment indicates the predicted trip generation of the site is not likely to have a significant impact at any off-site junctions.

SCC have been consulted and confirmed that the access is acceptable, the proposed vehicle parking provision is adequate and the proposed development is in accordance with relevant policy and design guidance and is therefore acceptable in transport terms subject to conditions and a Travel Plan secured via s106.

12.8 Impact on Residential Amenity

The closest residential properties to the proposed development are located on John Wiskar Drive, the closest property No.34/35 is some 27m from the closest elevation to the accommodation block. No 25/26 is some 31m from the closest elevation of the Nursing Home. The Downs Link footpath separates the two sites, the level of overlooking and any overbearing impact of the development is considered to be acceptable in planning terms.

Environmental Health have commented on the proposed development, no objection was raised subject to conditions to control operations of the proposed uses and during the construction phase. Areas to be subject to condition including: Construction Environmental Management Plan; Noise attenuation of plant on the building; restrictions on hours of delivery; restrictions on use of machinery; lighting restrictions and approval of lighting scheme; no burning of waste on the site; electric vehicle charging points. The development would comply with WBLP 2002 Policy D1 – Environmental Implications of Development.

12.9 Flood Risk & Foul Drainage

A Flood Risk Assessment (FRA) was submitted as part of the planning application submission. The site was initially shown on the Gov.uk flood maps as having a large central part of the site (from north to south) being at risk of flooding, albeit being at 'low' risk. A review of the Flood Maps for the site however suggested that the Flood Zone classification of the site may be

inaccurate and that the Flood Zone 2 overland flowpath through the site may be removed through refinements to the hydraulic model in the area, and submission of a 'Flood Map Challenge' to the Environment Agency.

The modified model was re-run for all flood events, including the updated climate change allowances. The results show that the 1 in 1000 flood extent does not cross as an overland flow through the site. An updated Flood Map has been produced for the site and agreed with the EA. The developed parts of the site are therefore considered to be within Flood Zone 1.

The site is shown to be largely in Flood Zone 1, with Flood Zone 2 now contained within the Downs Link corridor (outside of the site boundary) and immediately adjacent to the watercourse. A Sequential Approach has been adopted for the site layout and proposed residential development is located entirely within Flood Zone 1, outside of the area at risk. Therefore, the Sequential Test does not apply.

All residential development on site would remain dry during the 1 in 100 year (1% AEP) event, including an allowance for climate change of 70% over the lifetime over the development

The Environment Agency have reviewed the FRA and confirmed that they are satisfied with the Flood Zone reclassification to Zone 1 and have raised no objection to the development subject to measures as detailed in the FRA: Finished flood levels for both residential buildings will be set to a minimum of 600mm above the nearest modelled flood water level or 300mm above typical ground levels, whichever is greater.

The proposed development would comply with LPP1 Policy CC4 – Flood Risk Management.

12.10 Foul and Surface Water Drainage

A Surface Water Drainage Strategy prepared by WA Consulting Engineers was submitted with the planning application. It is proposed to discharge surface water into the watercourse at the southern boundary of the site via a restricted outflow, using a SUDs system. The outflow will be restricted to the greenfield runoff rate from the existing undeveloped site with a vortex flow control device. Attenuation will be provided by storage within the subbase of the permeable access road and car parking areas and crate storage in the landscaping area.

The attenuation system will be designed to accommodate 1 in 100 year rainfall event with a 40% allowance for climate change. A controlled outflow rate of 6.3l/s is proposed to the watercourse along the Southern boundary of

the site. Surface water will pass through a petrol and silt interceptor prior to entering the attenuation unit to ensure management of contamination prior to discharge into the ditch.

In respect of foul water, it is proposed to connect the foul drainage from the care home and accommodation block by means of a gravity connection into the existing sewer. Two existing Thames Water foul sewers flow from east to west along the Southern boundary of the site.

LPP1 policy NE2 imposes an 8m undeveloped buffer zones to main rivers. This has been achieved in the layout, and no development is proposed within 8m of the river.

SCC as the Lead Local Flood Authority have been consulted on the proposals and are satisfied that the drainage strategy is appropriate, to be controlled by condition.

12.11 Trees

Included with the submission is a full Arboricultural Impact Assessment and Tree Protection Plan. With the exception one tree, an ash (T51) all of the most important (A and B category) trees can to be retained and protected throughout the development. Two other lower-quality trees would also need to be removed. The majority of trees surrounding the site would therefore be retained and protected, this will help ensure the site screening is retained.

The Tree Officer has reviewed the proposed scheme and Arboricultural Impact Assessment and raised no objection subject to conditions requiring approval of a Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) and a Landscape Scheme that includes protection and enhancement of existing landscape features. Local Plan Policy NE2 would be complied with.

The proposed development would comply with LPP1 Policy NE1 – Biodiversity and Geological Conservation and WBLP (2002) Policy D6 - Tree Controls and D7 – Trees, Woodlands & Hedgerows.

12.12 Biodiversity and Compliance with Habitat Regulations 2010.

LPP1 policy NE1 - Biodiversity and Geological Conservation states that the Council will conserve and enhance biodiversity within Waverley. It continues, that development will be permitted provided that it retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.

The application site includes semi-improved neutral grassland, dense scrub, tall ruderal, dense scrub/tall ruderal mosaic, and a ditch on the western boundary of the site. The applicants have commissioned a Preliminary ('Phase 1') Ecological Appraisal', Reptile Survey, Bat Preliminary Ground Level Roost Assessment of Trees, and a Biodiversity Check List assessment prepared by Ecology Services, Surrey Wildlife Trust.

The Phase 1 report main conclusions:

- Amphibians – The development is unlikely to impact any aquatic or terrestrial great crested newt habitat given the distances and dispersal barriers between potential breeding ponds and the development site. Nest-practice vegetation clearance methods are recommended.
- Reptiles - No reptile species were recorded during the seven survey visits.
- Birds - The survey recommends that any clearance of vegetation should occur outside the breeding bird season, namely between March and August, inclusive. Any clearance of vegetation within the breeding bird season to be undertaken under supervision of a suitably experienced ecologist, protection measures put in place if necessary.
- Badgers - No evidence of badgers was found on site, best-practice construction methods recommended; including covering any holes or trenches overnight.
- Bats - The survey area supports suitable bat foraging and commuting habitat including woodland, dense scrub, tall ruderal and longer grassland. Within the woodland, a number of trees have features such as rot holes, cracks and cavities that have potential to support roosting bats. Records of Noctule, Common Pipistrelle and Brown Long-Eared bats were returned as part of the desk study. The loss of three trees and unsympathetic lighting has potential to impact any bats foraging or commuting along the woodland edges, appropriate mitigation and licences to be used to manage impacts.
- Hazel *Dormouse* - limited potential to impact hazel dormouse, recommended that a pre-construction check of the areas affected, the woodland to the east of the site could be enhanced to provide additional habitat.
- Otter – Potential for otters, additional surveys pre-construction should they be using the woodland as a resting place a strategy in the ecological recommendations is set out. The brook is to be protected with an 8m buffer zone as required by planning policy.
- Water Vole - Potential to impact on water vole during construction, unlikely that water vole is present within the ditch to the west of the site – additional pre-construction survey of Littlemead Brook to be undertaken. Care to be taken and a strategy followed during construction as well as habitat enhancement post construction.

The applicants Ecological Appraisal made recommendations for a range of protection and enhancement measures including: bat and bird boxes, planting of native flora and fauna, grass management, dead wood habitat, fencing to be permeable, use of grass create.

Surrey Wildlife Trust, Conservation Manager, reviewed the documents and raised no objection on the basis that a number of conditions would be applied if the LPA were minded to grant approval. The conditions relate to additional surveys and mitigation measures to protect bats, breeding birds, reptiles, badgers, dormice, and water vole, measures such as sensitive lighting and landscape management are required.

The proposed development would comply with LPP1 Policy NE1 – Biodiversity and Geological Conservation and WBLP (2002) Policy D1 – Environmental Implications of Development and D7 – Trees, Woodlands & Hedgerows.

12.13 Archaeology

The site has no heritage designations on or adjacent to it. The site is not within a Conservation Area and is not immediately adjacent to any listed buildings. The submitted Heritage Assessment considers heritage assets over a wider area. There is a total of 22 Listed Buildings within the search area, all but one of which are Grade II Listed, with the church of St. Nicholas the only Grade II* Listed Building. These buildings will not be affected by the development as they are some distance away from site and will be screened by intervening topography, vegetation and buildings.

he proposal will cause no harm to heritage assets and will therefore comply with the Local Plan policies referred to in the Heritage Statement as well policy HA1 of LLP1 2018 and paragraphs 189, 190 and 192 of the NPPF 2018.

12.14 Other Planning Considerations

Land Contamination, Waverley's Environmental Pollution Control Officer has reviewed the Phase 1- Desk Study and Phase 2 Site Investigation Reports and is satisfied with the findings that no potential ground contamination is evident on the site. No further testing or mitigation has been recommended.

Waste Management, as the Nursing Homes waste would be dealt with by a private contractor Waverley's Waste and recycling team have no objection to the proposed development. Conditions in relation to recycling and waste disposal facilities and practices would be applied to any planning permission.

Sustainable Development, measures such as the Travel Plan, EVCP and fabric first approach to reduce the energy demand of the development are proposed. In addition the conceptual energy strategy is to provide a small Combined Heating and Power (CHP) plant solution on site that would generate 20% of the total thermal energy demand and contribute to electricity generation. The development would meet Building Regulations and comply with LPP1 policies CC1 and CC2.

12.15 Town Council and or Third Party Representations

The report has sought to address the planning considerations raised by parties both supporting and objecting to the proposed development. The benefits of the proposed Nursing Home and Health Worker Accommodation to the local community and indeed the wider community within Waverley have been noted and have been balanced against the planning impacts assessment.

The technical assessments have identified no specific planning objections to the proposed development and a range of conditions that would place restrictions on the operation of the development and its form including the landscape framework, lighting design, mechanical plant attenuation and hours of operation would be applied to any planning permission. The use of conditions would help mitigate some of the impacts that have been raised. The planning balance assessment has sought to take into account the comments raised and provide a recommendation based on the planning case that applies to the scheme.

12.16 Conclusion

Previous planning permissions have been granted on the site that has established that the principle of development on the site for a community/medical facility is acceptable. The design and layout of the proposed development would result in a very much more sprawling development that gives the appearance of filling the site very much more than previously.

The site is in the rural area beyond the Green Belt, where policies of restraint apply in terms of allowing new buildings, to protect the essential undeveloped rural character. The starting point must be the restriction on new building works in the rural area. Government and local policy both presume in favour of safeguarding the intrinsic character and beauty of the countryside. If new buildings need to be accommodated in the countryside, the case in support of them needs to be substantiated and the amount of new development kept to a minimum, to limit harm.

The amount of development sought has been justified, via an independent assessment, as the minimum that is financially necessary to deliver the 20 community beds – the key community benefit. The 60 private nursing beds will also be of benefit to the community. The health workers accommodation is subsidised and as such is considered to provide affordable accommodation that would be a benefit to the community – meets the NPPF definition of affordable accommodation.

The ICP has expressed its support but it is understood that CCG in particular can give no commitment beyond 5 years. The applicant in a letter dated 29th October 2019 confirmed their willingness to enter into a Legal Agreement to secure community benefits.

The mass and scale of the proposed building is not in keeping with the site context and has an unacceptable impact on the character of the area. The development is therefore considered at odds with LPP1 TD1 Townscape and Design and Saved Policies of the Waverley Borough Local Plan (2002) D4 Design and Layout.

The Officers assessment of the LVIA is that whilst views to it and across the site from the adjoining area is restricted by tree cover, especially in the summer months, views of the new proposed buildings will remain evident. The LVIA Part 2 document provides a summary of the close and distance views impacts, the photomontage of the building bulk and block provides some evidence that the impact will not be without harm as suggested. No verified views and sketch images of the proposed development were provided by the applicant, an accurate assessment of the potential impacts is therefore not possible. The proposed development is therefore contrary to Policy RE1 – Countryside beyond the Green Belt of the LPP1 and saved Local Plan (2012) policy C5 - Areas of Strategic Visual Importance.

Other technical areas considered by the report include, highways and parking, impact on adjoining properties, flood, trees, biodiversity and archaeology. No objection was raised to the development on these grounds subject to suitable conditions being applied.

The assessment of all the planning considerations that apply to the proposed development the officers planning balance assessment conclusion is to recommend refusal as the scale of the development will result in unacceptable impacts on the countryside and protected views that cannot be overcome by the community benefits arising from the scheme.

13. Recommendation

That permission be REFUSED for the following reasons:

1. Reason.

The proposed development by reason of its location within the Countryside beyond the Green Belt would result in the loss of a Greenfield outside of a defined settlement boundary. The proposed development would therefore be in conflict with the Council's Spatial Strategy and the proposal would be contrary to Policies SP2, RE1 and TD1 of the Waverley Borough Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002 and the NPPF 2019.

2. Reason

The site lies within an Area of Great Landscape Value within which the landscape character is to be conserved and enhanced. The proposal is inconsistent with this aim and conflicts with national, strategic and local policies set out in Policy RE3 of the Waverley Local Plan (Part 1) 2018.

3. Reason

In the absence of a completed legal agreement to secure a travel plan such to maximise the use of sustainable travel modes, the proposal would conflict with Policy ST1 of the Local Plan (Part 1) 2018 and section 8 of the NPPF 2019 (Promoting Sustainable Travel).

Informatives

1. The plan numbers this decision relates to are: 6.158 DWG7, DWG1 Rev D, DWG 102, DWG 103, DWG 104, DWG 105, DWG 106, DWG 202, DWG 203, DWG 105, DWG 202, DWG 203, DWG 204, DWG 205, DWG 206, DWG 5, DWG 6, Design and Access Statement November 2018 and Planning Statement November 2018.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.

Agenda Item 6.2

A2 WA/2017/1389
Mr R Foster & Mr A Collie
26/07/2017

Outline Application for the erection of 91 dwellings (including 27 affordable dwellings), provision of new and altered access, amenity space, landscaping and associated infrastructure with all matters reserved except access, following demolition of all existing buildings (as amplified by additional information received 27/07/2018 and amended by additional information and plans received 17/09/18) at Cranleigh C Of E Primary Upper School & Cranleigh C Of E Lower School, Parsonage Road & Church Lane, Cranleigh, GU6 7AN, GU6 8AR

Committee: Joint Planning Committee
Meeting Date: 04/12/2019

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 505855 N: 139254

Parish: Cranleigh
Ward: Cranleigh West/Cranleigh East
Case Officer: Kate Edwards

Neighbour Notification Expiry Date: 25/10/2019
Expiry Date: 24/10/2017
Time Extended Date: TBC

RECOMMENDATION

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure affordable housing, off-site play area and playing pitch improvements, off site community facility improvements, off site environmental improvements and on-site SuDS and open space management/maintenance and subject to conditions and informatives, permission be GRANTED

1. Summary

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

The site is located within the developed area of Cranleigh wherein development may be considered acceptable subject to its impact on visual and residential amenities. This sites are included within the Council's Land Availability Assessment (LAA) May 2018 under ID refs 383 (Junior School) and 130 (Infant School). The Council's LAA outlines that the Upper School site could accommodate a yield of 67 dwellings and the Lower School site could accommodate a yield of 31 dwellings.

The proposed housing mix would not be entirely reflective of the SHMA requirements. However, the housing mix is appropriate for the site. Furthermore, the scheme would deliver 30% affordable housing in accordance with the policy requirement.

The County Highway Authority is satisfied that the proposal is acceptable in terms of the safe operation of the highway and parking provision.

Whilst the matters of appearance, scale, layout and landscaping are reserved, the applicant has demonstrated that 91 units could be achievable within the site subject to satisfactory details being submitted at reserved matters stage. All other technical matters including heritage, trees, ecology, archaeology, and noise are also found to be acceptable.

2. Location Plan



3. Site Description

The application site covers two sites, known as Cranleigh Primary Upper School (Junior School) and Cranleigh Primary Lower School (Infant School). The Junior School site measures 1.9 ha and is located on the south side of Parsonage Road in Cranleigh. The Infant School site measures 0.6 ha in size and is located to the west of Dewlands Lane and north-east of Church Lane in Cranleigh.

Both sites are currently occupied by active schools and both have existing vehicle and pedestrian access points. The Junior School has three vehicle access/entrance points onto Parsonage Road and a pedestrian access from the south. The Infant School has one vehicle access point at the south-west off Church Lane.

Both sites comprise a mixture of school buildings and associated car parking and amenity/play space.

4. Proposal

The planning application seeks outline permission of the development proposal with all matters reserved except for access.

An application for outline permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted, details reserved for future consideration would be the subject of a future reserved matters application. The reserved matters would be appearance, layout, scale, and landscaping.

If outline permission is granted, a reserved matters application must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning condition attached to the permission.

The application involves the loss of an existing Junior School and an Infant School from the site. Both of the schools are County maintained and in order to provide an improved Primary School in Cranleigh, the County Council has submitted a planning application to the Surrey County Council Development Management Team to construct a replacement school to the west of an existing secondary school site to the north, known as Glebelands School. It is also proposed that a new all weather sports pitch would be provided on an existing

playing field within the Glebelands School site. Waverley was consulted on this application under Regulation 3 for the construction of a two storey building with associated car parking provision, landscaping, all weather sports pitch and new access road from Parsonage Road (ref. WA/2017/0696).

The proposal comprises an outline application for the erection of 91 dwellings situated across two sites. The Junior School site would accommodate 74 dwellings and the Infant school site would accommodate 17 dwellings.

The proposal would provide a total of 27 dwellings on site for affordable housing (30%).

Junior School site:

Vehicle access to the site would be taken from Parsonage Road to the north. Both existing vehicle access points would be altered to accommodate the proposed residential development. Pedestrian access would be formed at both the northern access points and two further pedestrian access points at the southern end.

The indicative layout shows the provision of 74 dwellings, comprising an indicative mix of both two and three storey dwellings.

Infant School site:

Vehicle access would be taken from Dewlands Lane. This would be a new vehicle access that runs between numbers 11 and 12 Dewlands Lane. A pedestrian access point would be formed off Church Lane (utilising the existing vehicle access point).

The indicative layout shows the provision of 17 dwellings comprising an indicative mix of single, two and two and a half storey dwellings.

The application proposes the following mix of housing:

Housing type	Market homes	Affordable homes
1 bedroom	6	13
2 bedroom	18	9
3 bedroom	27	5
4 bedroom	13	0
Total	64	27

The proposal includes a Locally Equipped Area of Play (LEAP) on the Junior School site, indicated to be sited at the southern end of the site. There would be a designated Local Area of Play (LAP) on the Infant School site.

The indicative proposed layouts are as follows:

Junior School:



Infant School:



5. Heads of Terms

- Re-provision of school prior to demolition
- Provision of 3G pitch and sport mitigation measures, including a community use agreement
- Highways:
 - £4,699 towards future auditing and monitoring of the Travel Plan
 - £100 combined cycle/public transport voucher per dwelling
- SuDS: Future ownership, management, maintenance and financial responsibility
- Management of on-site open space
- To secure 27 affordable housing units, including 6 units at 'Social Rent' (no more than 60% of market rental).

6. Relevant Planning History

Junior School Site

SO/2016/0004	Environmental Impact Assessment	EIA not Required	04/04/2016
HM/R14124	Proposed New C. of E. Primary School	Full Permission	25/06/1964

HM/R6618	Additional accommodation for educational purposes	Full Permission	19/08/1953
----------	---------------------------------------------------	-----------------	------------

Infant School Site

SO/2016/0004	Environmental Impact Assessment	EIA not Required	04/04/2016
HM/R4498	The continued use of temporary classrooms for a further period of five years from 27.9.50	Full Permission	20/12/1950

7. Planning Policy Constraints

Junior School Site:

Developed Area of Cranleigh
Flood Zone 3 (on proposals map)
Flood Zone 2 (on proposals map)
Adjacent to Conservation Area
Adjacent to Area of High Archaeological Potential
Adjacent to Grade II* Listed Building (east) – St Nicholas' Church

Infant School Site:

Developed Area of Cranleigh
Adjacent to Area of High Archaeological Potential
Adjacent to Conservation Area
Adjacent to Grade II * Listed Building (south-west) – St Nicholas' Church

8. Development Plan Policies and Proposals

The relevant development plan policies are -

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018) – Policies SP1, SP2, ALH1, ST1, ICS1, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4.
- Waverley Borough Local Plan 2002 (retained policies February 2018) – Policies D1, D4, D6, D7, D8, ICV2, TC3, M5.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the Development Plan depending on their level of consistency with the NPPF.

The Draft Cranleigh Neighbourhood Plan is also reaching an advanced stage of preparation and is currently subject to consultation under Regulation 16. The Plan carries very limited weight at this stage in the process.

Other Guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council’s Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Cranleigh Conservation Area Appraisal (2016)
- Cranleigh Village Design Statement (2008)

9. Consultations and Parish Council Comments

Cranleigh Parish Council	<p>Objection. The height of the apartments would not be in keeping with the character of the area or the street scene. These three storey buildings contravene the Cranleigh Design Statement.</p> <p>Part of the site is identified as in Flood Zones 3 and the Primary Upper School site has a large area within this zone and therefore fails the sequential test.</p> <p>The proposed application will remove current playing fields, which will contravene the six acre rule from Surrey Playing Fields and will result in Cranleigh not having enough playing fields for the number of residents.</p>
--------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>This will be a high-density development with inadequate parking provision for the proposed development.</p> <p>Objection to the access down Dewlands Lane, on the grounds of the narrow width of Dewlands Lane and there is no continuous pavement, making it dangerous to pedestrians.</p>
County Highway Authority	No objection subject to conditions and informatives
Sport England	No objection subject a legal agreement to secure the provision of an appropriate all weather sports pitch and sports mitigation strategy to offset the loss of the playing field.
Environment Agency	No objection. The development site is considered to fall entirely within Flood Zone 1. Therefore, the development is considered to be at low risk from fluvial flooding.
Natural England	No comments to make
Surrey Wildlife Trust	No objection subject to conditions
Thames Water	No objection
Lead Local Flood Authority	No objection subject to conditions
Forestry Commission	No objection
County Archaeologist	No objection subject to condition
County Minerals and Waste Authority	No objection
Council's Environmental Health Officer – Land Contamination	No objection
Council's Environmental Health Officer - Noise	No objection subject to conditions
Council's Environmental Health Officer – Air Quality	No objection subject to condition

10. Representations

32 letters have been received raising objection on the following grounds:

Landscape Impacts

- Loss of uninterrupted views

Visual Impact/Design

- Harm to visual character and distinctiveness of area.
- New entrance would not respect surrounding area.
- Overdevelopment of the two sites.
- Apartments too high and out of character and contravene Cranleigh Design Statement.

Amenity

- Loss of general amenity for Dewlands Lane dwellings including loss of natural light, privacy and disturbance from noise, car emissions, vibrations and car lights.
- Safety for existing dwellings fronting Dewlands Lane.
- Need to retain access, including crossover provided by SCC, for 2 Parsonage Road
- Impact, including noise, on 2 Parsonage Road.

Highways and Parking

- Congested single track road access via Dewlands Lane.
- No continuous pavement on Dewlands Lane and used by pedestrians to access school and cemetery.
- Allocated parking spaces on access road make it hard to see oncoming traffic.
- Increased traffic on Dewlands Lane would increase hazards.
- Inadequate exit onto Ewhurst Road from Dewlands Lane with low visibility.
- Hazard from vehicles parked on double yellow lines opposite Dewlands Lane.
- Alternative access should be considered.
- Fire station in Dewlands Lane needs access.
- Dewlands Lane can not take any more overflow parking.
- Proposed access would contravene Surrey Design Guide (2002).
- Area between 11 and 12 Dewlands Lane used for parking and refuse vehicle turning.
- No assessment of effects from increase in traffic from proposal and enlarged school.
- Inadequate parking proposed.

Ecology

- Bats, birds, squirrels, owls and bird of prey on site.

Housing tenure/density/Mix

- Density too high
- Insufficient affordable housing

Other Matters

- Inaccuracies in submission:
 - In Section 6 'Existing access' has never been used as an access.
 - Sections 3 and 4 do not include the nursery school therefore misleading for existing use.
 - Section 24 – site can be seen from public footpath.
 - Section 12 – drainage ditch runs alongside the site.
- Increased risk of crime and disorder.
- Conflict with Cranleigh Neighbourhood Plan.
- No strategic planning for infrastructure.
- Regular flooding at 2 Parsonage Road.
- Some of development in Flood Zones 2 and 3 and fails sequential test.
- Loss of playing fields nearby.

2 letters outlining general observations have been received:

- Suggestion for priority emergency lights at junction of Dewlands Lane and Ewhurst.
- Road to be only operated by fire service personnel.
- Two separate sites should have individual applications.

11. Determining Issues

11.1 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.

The site is located within the developed area of Cranleigh wherein development may be considered acceptable subject to its impact on visual and residential amenities.

11.2 Loss of School Sites

Policy ICS1 of the Local Plan resists the loss of key services and facilities unless an appropriate alternative is provided or evidence is presented demonstrating

that the facility is no longer required and that suitable alternative uses have been considered.

The Cranleigh Church of England Primary School consists of two sites; the Junior School Site and the Infant School Site. The Primary School caters for students aged 4 – 11. There are currently operational and functional difficulties with the existing accommodation, including operating from split sites, outdated and poorly designed buildings which has resulted in maintenance issues, such as leaks and poor disabled access.

Furthermore, Surrey County Council has seen an increase in the demand for school spaces as a result of the recent new housing developments within close proximity to the schools.

In light of the difficulties highlighted above, Surrey County Council sought a strategy to bring the Primary School onto one site. Such a strategy would bring improved facilities, further school places to meet future local demand, reduced future maintenance costs, reduced costs on utilities expenditure and a building that would comply with Disabilities Discrimination Act (DDA) regulations.

The potential to re-use the existing school sites was given serious consideration. However, without the sale of the existing sites, the required funding to deliver the improvements would not be possible. The re-use of the existing school sites was therefore not a viable alternative.

Surrey County Council's research concluded that the optimal site for the Primary School Site was the Glebelands Secondary School site. This site allows for a new school building to be provided within close proximity to the existing school sites, with what is considered to be a minimal impact upon local residents. As a Surrey County Council owned site, it also provides a viable location in contrast to other sites which were considered. Consent, however, has not yet been granted for the site.

The County Council has an obligation to provide education and has ownership of the Glebelands site. Should permission be granted, a restrictive legal agreement clause is recommended to ensure that the re-provision of both schools takes place prior to the commencement of demolition of the existing buildings, to ensure that there is continuous provision of school places.

11.3 Location of Development

Policy SP2 of the Local Plan 2018 sets out the spatial strategy for the borough up to 2032 and seeks to focus development at the four main settlements. The proposal is in the developed area of Cranleigh and therefore meets the aims of the spatial strategy.

The sites fall within the developed area of Cranleigh and are within walking distance of the village centre. They are included within the Council's Land Availability Assessment (LAA) May 2018 under ID refs 383 (Junior School) and 130 (Infant School). The Council's LAA outlines that the Upper School site could accommodate a yield of 67 dwellings and the Lower School site could accommodate a yield of 31 dwellings.

The proposal would create new housing within a sustainable location, in close proximity to existing facilities and transport links in Cranleigh, thereby reducing the need of future occupants to travel by private vehicle to meet their day-to-day needs.

As such, Officers consider that the proposal would provide good, sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Cranleigh.

Therefore, it is considered that the proposal would provide new residential units in a sustainable location.

11.4 Housing Mix

Policy AHN3 of the Local Plan (Part 1) 2018 states the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment 2015 (SHMA).

The West Surrey SHMA 2015 provides the updated likely profile of household types within Waverley as follows:

Unit Type	1 Bed	2 Bed	3 Bed	4+ Bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%

The current application proposes the following mix of dwellings on site:

Unit Type	1 Bed	2 Bed	3 Bed	4+ Bed
Market	4 (6%)	16 (27%)	27 (45%)	13 (22%)
Affordable	15 (48%)	11 (35%)	5 (16%)	0

Whilst Officers acknowledge that the proposed housing mix would not be fully compliant with the requirements of the SHMA 2015, they are satisfied that the mix would be broadly in line with the SHMA 2015 requirements and would therefore be acceptable.

11.5 Affordable Housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing developments that meet required criteria.

The proposal would provide 30% affordable housing on the development, which would meet the requirements of Policy AHN1 of the Local Plan (Part 1) 2018.

The expectations with regards to affordable dwelling mix needed are identified in the West Surrey SHMA 2015, and compared to the mix within the proposed development below –

Unit Type	1 Bed	2 Bed	3 Bed	4+ Bed
SHMA %	40%	30%	25%	5%
Proposed No.	13	9	5	0
Proposed %	48%	33%	19%	0%

Housing type	Market homes	Affordable homes
1 bedroom	6	13
2 bedroom	18	9
3 bedroom	27	5
4 bedroom	13	0
Total	64	27

Officers acknowledge that the proposed affordable housing mix is not fully compliant with the requirements of the SHMA 2015. However, it is noted that 6 of the two bedroom units would be provided as Socially Rented Housing, which is a form of housing which there is significant demand for. 'Affordable rent' dwellings where rent is set at 80% of market rent may not in all cases make appropriate accommodation affordable for households on the Council's waiting list, and the Socially Rented units, where rent is set at 60% of market rent, are therefore welcomed. Officers acknowledge that four bedroom properties are not favoured by Registered Providers and consider that the mix is appropriate.

In light of the above and on the basis that the proposal would adequately reflect the need identified in the SHMA 2015 and on the Council's Housing Register, the Council's Senior Housing Strategy Officer has advised that the proposed affordable housing bed mix would be considered acceptable.

Officers conclude that, overall, subject to an appropriate mechanism in the S106 to secure agreement for affordable housing provision the proposal would satisfactorily contribute to meeting local needs in line with Policy AHN1 of the Local Plan (Part 1) 2018 and the guidance contained within the NPPF 2018.

11.6 Highways and Parking

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where they are accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

Paragraph 108 of the NPPF 2018 states that in considering development proposals, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The application is supported by a Transport Statement prepared by Motion, dated 21 April 2017 (Final Rev C) which assesses existing transport conditions in the area and assesses the impact of the proposed development.

The existing highway network surrounding the site comprises Parsonage Road, Church Lane and Bloggs Way, which provide access to both School sites. Parsonage Road is a two way single carriageway that is subject to 20 miles per hour speed limit in the vicinity of the Junior School. Traffic calming measures exist approximately 200 metres directly outside the school along Parsonage Road.

Church Lane is a 'no through' narrow lane, subject to low vehicle speeds and provides a link from the High Street to the Infant School.

The Junior School is currently accessed at three points from Parsonage Road; one provides entrance for staff only, one provides exit for staff only and the other is a pedestrian only access. Directly adjacent to these accesses is a bus layby.

The Infant School is accessed via Church Lane. There is a car park to the north of Church Lane currently utilised by parents as a drop off/pick up. There is a footpath to the west of Church Lane, providing pedestrian access from High

Street to St Nicholas' Church. Beyond the Church towards the Infant School is a shared surface.

Mulberry Living is accessed via Bloggs Way, which comprises a narrow two way, 'no through' road, subject to low speeds. Bloggs Way joins the High Street to the south.

There is a shared pedestrian/cycleway with street lighting providing a link from the south of the Junior School to the High Street. The sites also lie to the north of the Downs Link, which comprises the National Cycle Network route 223, and bridleway 566.

This link connects the North Downs Way (near St Martha's Hill, Surrey) with the South Downs Way (near Steyning, West Sussex), providing cycle access to Guildford to the north and towards Horsham to the southeast.

There are seven bus stops located within 400m of the vicinity of the sites that provide daily services to Guildford, Monday – Sunday.

With regard to road safety, the Transport Statement refers to accident records from Surrey County Council for the period 01 January 2010 to 31 May 2015.

The Transport Statement identifies that there have been a total of 29 accidents within the locality during this period of time. 25 of these were classified as being slight and 4 were deemed to be serious. These accidents were not within the immediate vicinity of the site accesses within Parsonage Road, Church Lane and Dewlands Lane. The four serious incidents occurred as a result of driver error, rather than defects with the highway.

The site benefits from a lawful education and office use which currently generate a substantial number of traffic movements. The Transport Statement advises that both the Infant and Junior School are difficult to survey as a result of multiple drop off areas and some parents dropping siblings off at both schools. It is therefore difficult to differentiate the traffic movements associated with the two schools. Therefore, in order to quantify the levels of traffic associated with the Junior and Infant Schools, the Transport Statement has interrogated the TRICS (Trip Rate Information Computer System) database, using sites that are similar in characteristics with the existing schools. The County Highway Authority has not objected to this approach.

The results indicate that the Junior School likely attracts 223 morning peak movements and 158 afternoon peak movements; the Infant School likely 74 morning peak movements and 53 afternoon peak movements.

Mulberry Living attracts approximately 3 morning peak movements and 2 afternoon peak movements.

The Transport Statement considers evening peak movements from the school site, in order to accommodate after school clubs or socials. For the Junior School, potential evening peak movements would be 43 and potential evening movements would be 14.

Total typical daily movements to the Junior School would potentially be 750, with 250 potential daily movements for the Infant School and 21 potential daily movements for Mullberry Living.

In order to predict the traffic flows associated with the proposed development, the TRICS database estimates a daily total of 463 vehicles movement associated with the proposed development. This indicates a significant reduction in vehicle movements generated from the sites in comparison to the existing educational use.

Based on the above, the proposed residential development would result in a reduction of vehicular trips to the site, when compared with the existing use of the sites. The proposal would therefore have no material impact upon the existing highway network.

Consideration has to also be given the cumulative traffic generation of the proposed residential development and that associated with the potential relocation of the two schools to the Glebelands School site. The Transport Statement advises that the expanded school would generate an additional 130 vehicle movements in the morning peak period and 121 in the afternoon peak period.

In respect of junction capacity, the County Highway Authority is satisfied that a Junction Capacity Assessment is not required to support the Transport Statement, either for considering the residential development itself or for the cumulative traffic impact of the residential development and the potential school relocation.

The County Highway Authority is satisfied that the TRICS Assessment undertaken and reported within the Transport Statement provides a robust and realistic assessment of the likely impact of the proposed development on the highway network and that the residual cumulative impacts of the development would not have a material impact on the capacity of the surrounding network. As such, a package of mitigation measures are not required.

The proposed residential development would involve the stopping up of the central pedestrian access into the site and the widening of the western and eastern access to the Junior School site in order to accommodate two way traffic. Suitable visibility splays could be achieved from the proposed accesses onto Parsonage Road. A shared surface would then be operated within the site

to encourage low vehicle speeds and to create an environment in which pedestrians can walk without intimidation from vehicular traffic.

Three new pedestrian accesses would be created, providing direct access from the site onto Parsonage Road. A further pedestrian access would be provided to the south of the site, linking to Bloggs Way.

The Infant School site would be accessed through extending the turning head to the north of Dewlands Lane. This singular access point would be widened to accommodate two way traffic. A shared surface would also be operated within this site. Four pedestrian/cycle accesses will be provided, linking the site to Church Lane and Parsonage Road.

The County Highway Authority is satisfied that the proposed access and movement strategy for the development would enable all highway users to travel to/from the site with safety and convenience.

Having regard to the expert views of the County Highway Authority, the proposal is acceptable in terms of highway safety and operational capacity.

In addition to highway safety and capacity concerns, the scheme must also be acceptable in terms of sustainability. The County Highway Authority considers the proposed development is sustainable in transport terms, being within a highly sustainable town centre location, within walking and cycling distance of facilities and public transport services.

Notwithstanding the above, the County Highway Authority has sought further mitigation methods in the form of £4,600 towards the future auditing and monitoring of a travel plan, and for each residential unit to receive a combined cycle/public transport voucher at £100 per dwelling.

The County Highway Authority is satisfied that, subject to conditions, safe and suitable access to the site can be achieved for all users. The applicant has indicated a willingness to enter into a suitable legal agreement to secure the appropriate sustainability methods. A signed and completed legal agreement has not yet been received. However, it is anticipated that an agreement would be entered into.

In light of the above and subject to the completion of a suitable legal agreement, the proposal would have an acceptable impact on safety and efficacy of the surrounding highway network and the cumulative impacts of the proposed development could be satisfactorily accommodated on the surrounding highway network or mitigated by appropriate means, without generating a severe impact, in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

The Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development outside of a Town Centre location:

Unit type (bedroom numbers)	Recommended WBC parking guidelines
1 bedroom	1 parking space
2 bedroom	2 parking spaces
3+ bedroom	2.5 parking spaces

It is noted that Plots 18 – 22 within the Junior School site fall within a Town Centre location, which attracts the following Parking Guidelines:

Unit type (bedroom numbers)	Recommended WBC parking guidelines
1 bedroom	1 parking space
2 bedroom	1 parking spaces
3+ bedroom	1.5 parking spaces

The following tables illustrate the parking requirement for the proposed developments in accordance with the abovementioned requirements:

Junior School Site

Bedroom numbers	Number of dwellings proposed	Minimum number of spaces required
1 bedroom	13	13
2 bedroom	16	32
2 bedroom (Town Centre)	5	5
3 bedroom	30	75
4 bedroom	10	25
Total	74	150

Infant School Site

Bedroom numbers	Number of dwellings proposed	Minimum number of spaces required
1 bedroom	6	6
2 bedroom	6	12
3 bedroom	2	5
4 bedroom	3	7.5
Total	17	30.5

The details submitted in support of the application demonstrate that 182 vehicle parking spaces can be accommodated on the site through the provision of private garages, driveways and on street spaces.

In light of the above, the required residential parking guidelines could be satisfactorily accommodated within the site as part of any subsequent Reserved Matters application, in the event outline permission is granted, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the Council's Parking Guidelines 2013.

11.7 Loss of Sports pitch

Policy LRC1 states that the loss of open space, leisure or recreation facilities will only be permitted if:

- a) the existing use is no longer required;
- b) no other leisure or recreation provision is required or appropriate in that area;
- c) alternative provision of a suitable scale and type and in a suitable location can be made; or
- d) the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss, and it can be demonstrated that there are no reasonable alternative sites available.

The two sites contain sports pitches associated with the existing school, which would be lost if the proposed development proceeds. The proposed development, excluding the LEAP and LAP, is not for alternative sports or recreation provision, and the development must therefore satisfy points a, b and c.

An all weather sports pitch is proposed on the land identified within the Glebelands School site. Sport England raises no objection to the specification of the 3G pitch proposed, subject to the delivery, maintenance and community usage rights being secured by way of a legal agreement. The proposal, therefore, complies with the relevant part of Policy LRC1.

11.8 Impact on Setting of Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets is conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Retained Policies HE3 and HE8 of the Local Plan 2002 are afforded significant weight owing to their consistency with the NPPF 2018.

The Cranleigh Conservation Area Appraisal 2016 identifies the boundaries and the significance of the Cranleigh Conservation Area.

The Junior School Site also bounds the Cranleigh Conservation Area along the eastern and southern boundary. The significance of the Cranleigh Conservation Area lies within its medieval derivation, improved in progress and prosperity through the introduction of an improved turnpike in 1818 and a railway in 1865, which had a significant impact upon the character of the village.

The sites lie adjacent to St Nicholas Church, a Grade II* Listed Building, the significance of which lies within its 12th Century Core, with later 14th Century additions.

Moat House, a Building of Local Merit, bounds the east boundary of the Junior School Site. The significance of Moat House lies in its survival as a 18th Century building designed by Henry Woodyer, who also designed extensions to St Nicholas' Church and the original buildings of Cranleigh School.

Both the Junior School and Infant School site potentially contain non-designated heritage assets in the form of structural remnants of demolished air raid shelters. Whilst there is evidence to support the location of air raid shelters to the north east corner of the Junior School Site, the exact location of potential air raid shelters in the Infant School Site is unknown.

The Junior School also contains huts, believed to be constructed 1946, which are considered, as a result of their function to replace buildings lost and damaged by bombing following World War II, to be non designated heritage assets. However, they are considered to be of no historical significance as a result of their routine, temporary prefabricated construction and occupational use for educational purposes. Although some HORSAs huts were also constructed in the Infant School Site, they have since been cleared, with the exception of a visible footprint.

The area between Site A and Site B is also recorded to have historically been occupied by a moated farmstead. Features such as the infilled moat and associated structures and landscaping may have been located in the eastern portion of Site A. The moat would be a non designated heritage asset, the significance of which lies within its survival as a Medieval construction.

The application is supported by a Heritage Statement, prepared by Waterman Infrastructure & Environment Limited, dated 12 October 2015. The Council's Historic Buildings Officer has assessed this supporting document and is satisfied that it provides a fair assessment of the immediate and wider heritage assets and their significance, and a realistic assessment of the impact of the proposed development upon the significance of highlighted designated and non designated assets.

The Council's Historic Building Officer is satisfied that the school buildings within both sites have no heritage significance and raises no concerns regarding their loss. Although the proposal would result in the loss of the huts from the Junior School Site, the Council's Historic Buildings Officer is satisfied that these buildings have no historic significance value as a result of their routine construction and occupational use for educational purposes only on this site.

The Cranleigh Conservation Area runs along the along the eastern and southern boundaries of the Junior School Site and therefore, the quantum of built form and the domestic nature of the proposed residential development has the potential to affect the setting of this Conservation Area. In assessing this potential impact, the Council's Historic Buildings Officer has acknowledged that the area to the north of the Conservation Area has a clear prevailing suburban character and that the development would be seen within this context and would not cause any harm to the significance of the Conservation Area.

The open playing fields and pitch to the south of the Junior School Site bound an area of woodland that provides the wider setting for St Nicholas' Church and Moat Lodge. Whilst the Council's Historic Buildings Officer has noted that the infill of these current open areas with built form would result in a conspicuous change to the wider setting of these heritage assets, it would not cause any direct harm to their immediate settings or their significance.

The Council's Historic Buildings Officer has assessed the impact of the proposed built form associated with the Infant School site on the surrounding designated and non designated heritage assets and has concluded that it would not cause harm to their significance.

The Heritage Statement makes a number of recommendations which are supported by the Council's Historic Buildings Officer, including watching briefs to establish if any structural remains of the shelters or moat survive in situ and to record the 1946 HORSAs Huts on the Junior School Sites.

Officers also note that the indicative layout for the proposed Junior School Site demonstrates how the potential remains of the air raid units in the north east of the site could be retained as open space, which would also be of benefit to the setting to Moat Lodge.

As no harm to both the designated and non designated heritage assets has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Sections 66 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, retained Policies HE3 and HE8 of the Local Plan 2002, the Cranleigh Conservation Area Appraisal and paragraphs 195, 196 and 197 of the NPPF 2018.

11.9 Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2018.

The application is accompanied by an Arboricultural Method Statement, prepared by Arbtech, dated 26 May 2017. The assessment identifies that the proposal seeks to remove 37 individual trees and 4 groups of trees. Of the 37 individual trees to be removed, 1 of these is a Category A tree, 10 are Category B trees, 23 are Category C trees and 3 are U Category trees. Of the 4 groups of trees to be removed, 2 groups are Category B and 2 groups are Category B.

The Council's Landscape and Tree Officer has raised no objection to the loss of these existing trees, noting that the illustrative layout plans supporting this application demonstrate that good relationships between the retained trees and the proposed built form can be achieved on the sites.

Furthermore, the Council's Landscape and Tree Officer is also satisfied that the indicative planting demonstrated on the supporting illustrative layout is reasonable for the scale of development proposed, but that care needs to be taken in any subsequent Reserved Matters application as to how realistic it can be in terms of space adjacent to proposed vehicle parking areas.

In respect of the Junior School Site, consideration will need to be given to the impact on the potential required level changes upon the trees in the north east of the site, where spoil has historically mounded. In the event outline planning permission is granted, it is considered reasonable to recommend a condition to secure details of levels and earthworks.

With regards to the Infant School Site, the submitted Arboricultural Impact Assessment shows the new vehicular access to the site to be of a no-dig construction, due to the rooting constraints posed by the three retained trees within the open space to the east. This is likely to make the road unadoptable and will require specialist engineering to ensure that this access is suitable for the heavy plant associated with this development. The loss of these trees would be resisted as part of any subsequent Reserved Matters application.

An existing tree located south west of the Infant School site (27) would be a constraint upon reasonable light levels to Plot 89 and may result in pressure for removal in the future.

Conditions are recommended to secure details of –

- levels and earthworks
- a Tree Survey and full Arboricultural Impact Assessment that complies with British Standard 5837 'Trees in relation to design, demolition and construction',
- an Arboricultural Method Statement to include details of any proposed incursions within minimum recommended root protection areas of trees and
- methods/specifications for construction that comply with British Standard 5837 'Trees in relation to design, demolition and construction'
- and a scheme of arboricultural monitoring and supervision of protective measures and construction processes
- details of services and
- a landscape scheme.

Subject to the above mentioned conditions, the proposed indicative site layout demonstrates that an appropriate residential scheme could be accommodated within the site. It provides good juxtapositions between retained trees and proposed built form so as to prevent any future pressure for tree removal. It allows for reasonable tree and landscape planting to be provided to deliver verdancy to the proposed development, in the event of outline permission being granted, that would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and retained Policies D6 and D7 of the Local Plan 2002.

11.10 Refuse/Recycling and Cycle Storage

Policy TD1 of the Local Plan (Part 1) 2018 states that the Council will seek to maximise opportunities to improve the quality of life, health and well-being of current and future residents by (amongst other things) the provision of appropriate facilities for the storage of waste (including general refuse, garden, food and recycling).

The Council's Requirements for Refuse and Recycling on New Development Guidance Note outlines the requirements for refuse and recycling provision on new developments in Waverley.

Retained Policy M5 of the Waverley Borough Local Plan 2002 accords with the NPPF 2012 in requiring developments to include, where possible, safe and convenient cycle routes which can connect to the Borough-wide cycle network. The details submitted in support of this application demonstrate that appropriate refuse/recycle and cycle storage could be satisfactorily accommodated within the site as part of any subsequent Reserved Matters application, in the event outline permission is granted, which would be in accordance with the Council's Guidance Note, Policy TD1 of the Local Plan (Part 1) 2018 and retained Policy M5 of the Local Plan 2002.

11.11 Standard of Accommodation and Provision of Amenity/Play Space

Policy TD1 of the Local Plan (Part 1) 2018 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 Technical Housing Standards – Nationally Described Space Standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers.

The application is accompanied by an accommodation schedule which demonstrates that the proposed development would provide appropriate internal space. This is summarised in the table below.

	Internal floor area proposed (m ²)	Technical Space Standard (m ²)
1 Bedroom Flat	50 m ²	39 – 50 m ²
1 Bedroom House	50 m ²	58 m ²
2 Bedroom Flat	79.1 m ²	61 -70 m ²
2 Bedroom Bungalow	79.1 m ²	61 -70 m ²
2 Bedroom House	79.1 m ²	70-79 m ²
3 Bedroom House	93.0 m ²	84 – 102 m ²
4 Bedroom House	122.0 m ²	97 -124 m ²

Whilst the majority of the proposed units would meet the standards, the internal floor area of the one bedroom houses would fall below the standard. However, Officers are confident that a reserved matters scheme could be developed on site that would accommodate for this shortfall.

Policy LRC1 of the Local Plan (Part 1) 2018 requires new residential development to make a provision for play-space in accordance with the Fields in Trust standards.

The Fields in Trust Guidance for Outdoor Sport and Play - Beyond the Six Acre Standard England (2016). For a scheme of 91 units, the FIT guidance recommends that a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi Use Games Area (MUGA) be provided. The Junior School site proposes the provision of a LEAP and the Infant School site the provision of a LAP. Contributions towards provision of Cranleigh Skate park and provision of new artificial pitch resurfacing at Cranleigh School, rather than a contribution towards a MUGA have been

requested by the Council's Greenspace Manager, which is considered to be an acceptable alternative.

In light of the above, the proposal has the potential for appropriate amenity space provision to be provided to a good standard of accommodation for future occupants and appropriate provision for play-space in accordance with Policies TD1 and LRC1 of the Local Plan (Part 1) 2018.

In light of the above, Officers are satisfied that the proposal can achieve a suitable Reserved Matters scheme, if outline planning permission is granted, that would fully accord with Policy TD1 of the Local Plan (Part 1) 2018 and the Government Technical Housing Standards – Nationally Described Space Standards 2015.

11.12 Impact on Visual Amenity

Policy TD1 of the Local Plan 2018 (Part 1) 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.

The Cranleigh Design Statement 2008 advises that within settlement areas and in the various residential areas, regard should be given to the design and character of those particular estates and that the balance of buildings and open spaces should be retained.

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 and that there are a very few buildings of more than two storeys although proposed dwellings should be sympathetic to their context.

With respect to the Junior School site, the vehicular/pedestrian network has been influenced by the existing characteristics of the site, which has in turn influenced the layout of the built form. The proposed development would be served by two access points, evolving into a loop road with a single spur road to the south east, providing permeability for vehicles around the whole site. Internal pedestrian permeability would be provided by a shared surface and internal footpaths that link to both Parsonage Road and High Street.

Officers are satisfied that the proposed site layout demonstrates that an appropriate residential scheme could be accommodated within the site as part of any subsequent Reserved Matters application, in the event outline permission is granted, that would be in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

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.

Whilst the proposal would have a greater presence upon all the occupiers of these surrounding properties as a result of the introduction of a significant amount of built form and introduction of residential activity, the neighbouring residential properties that would be most impacted upon by the proposals would be 9 – 13 and 35 Sarus Place and 4, 5 and 6 Dewlands Lane, as the curtilage of these residential neighbouring properties would adjoin private curtilages associated with the proposed development. The impacts of the proposed scheme upon 13, 14 and 15 The Paddock and 9, 10 and 11 The Malhouses are also relevant.

Officers are satisfied that the proposed built form could be provided at sufficient distance from surrounding neighbouring properties to prevent any loss of sunlight or daylight from any internal primary living areas associated with these neighbouring properties.

The construction phase of the development has the potential to cause disruption and inconvenience to nearby occupiers and users of the local highway network. However, these issues are transient and could be minimised through the requirements of planning conditions if outline permission were to be granted.

Officers are satisfied, on the basis of the submitted details, that a scheme could be achieved through a Reserved Matters that would not cause material harm to the occupiers of the neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11.14. Flood and Drainage Considerations

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, and it would not constrain the natural function of the flood plain where sequential and exception tests have been undertaken and

passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Paragraph 155 of the NPPF 2018 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The application is accompanied by a Flood Risk and Foul Drainage Assessment, prepared by AWYG Engineering, dated March 2017 and subsequent Addendum Report dated January 2018 and Second Addendum Report, dated September 2018.

The Environment Agency Flood Map identified the Junior School site as being partly within Flood Zones 2 and 3, as a result of its proximity to Nuthurst Stream, and the Infant School Site wholly within Flood Zone 1.

A hydraulic model of the stream was produced by the applicant to more accurately model the flood extent and as a result the Environment Agency is satisfied that both sites lie within Flood Zone 1 and therefore raises no objection to the proposed development in respect of fluvial flooding.

With respect to pluvial flooding, the sites are partly brownfield and partly green field and the proposal would increase the impermeable surfaces on site through the proposed built form and hard surfacing. As the sites lie on a shallow water table, the use of infiltration systems and techniques are not possible in these locations.

Therefore, it is proposed to discharge surface water run off directly into the public surface water sewers, or in the case of the Infant School site, into the existing private surface water sewers.

In respect of the Junior School site, following discussions with Thames Water, it has been agreed that surface water run off from the site will be discharged, via oversized pipes or attenuation tanks, to the surface water sewer in High Street at an agreed flow rate limit.

With regards to the Infant School Site, it is proposed to discharge surface water run off from the site to a sewer that runs through the Fire Station. Although not listed in Thames Water asset records, it is understood that this sewer transferred into public ownership in 2011 and connects to a downstream public sewer. However, it is possible that the surface water sewer discharges directly into Littlemead Brook, which is a private water sewer. This would replicate the existing surface water drainage situation currently taking place on the site, although flow rate would be attenuated.

The Flood Risk and Foul Drainage Assessment does identify that an area of open space on the Infant School Site could potentially be utilised for surface attenuation storage, although this could be restricted by existing trees.

Detention basins and permeable pavements have been identified as suitable SuDS elements for this development, with the possible limited use of infiltration trances and swales in public open spaces. Officers are satisfied that such SuDS techniques can be accommodated on the site as part of any subsequent Reserved Matters application, in the event outline permission is granted.

The Lead Local Flood Authority has been consulted on the proposal and is satisfied with the proposed drainage scheme, subject to conditions to secure details of its design and to secure a verification report prior to occupation.

Proposed foul water from the development would drain to the existing Thames Water infrastructure. The design and methodology of the connections will require approval by Thames Water under S106 of the Water Industry Act 1991. Thames Water has confirmed that with regard to sewerage infrastructure capacity, it has no objection to the proposal.

With respect to water supply infrastructure, Thames Water has advised that existing water supply infrastructure has insufficient capacity to meet the demands for the proposed development and has recommended a condition to any granted outline planning permission to secure an impact study of the existing water supply infrastructure, as well as a piling condition and several informatives.

The proposal would adequately address flood risk, surface water and ground water flooding risk in accordance with Policy CC4 of the Local Plan (Part 1) 2018 and paragraph 155 of the NPPF 2018.

11.15 Noise Considerations

Retained Policy D1 of the Waverley Borough Local Plan 2002 states that development will not be permitted where it would result in loss of general amenity from disturbance from noise and vibration or levels of traffic which cause significant environmental harm by virtue of noise and disturbance.

Paragraph 180 of the NPPF 2018 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and

avoid noise giving rise to significant adverse impacts on health and the quality of life.

The Council's Environmental Health Officer has assessed the proposed development and recommended a number of conditions, including noise emission mitigation for the construction phase of the proposed development, time conditions on deliveries and machinery operation, and a Construction Environmental Plan. Conditions have also been recommended in respect control of external lighting and burning of materials.

Subject to the recommended conditions in the event outline planning permission is granted, the proposed development would be acceptable in this regard and accords with retained Policy D1 of the Local Plan 2002 and paragraph 180 of the NPPF 2018.

11.16 Archaeological Considerations

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will safeguard and manage Waverley's rich and diverse heritage, which includes archaeological sites. Retained Policies HE14 and HE15 of the Local Plan 2002 require that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved. These policies are afforded full weight owing to their consistency with the NPPF 2018.

The application is accompanied by a Heritage Statement, prepared by Waterman Infrastructure & Environment Limited, dated 12 October 2015 which identifies that there is potential for prehistoric remains in the area, with a moderate potential for later remains, particularly from the medieval period, in specifically that part of a medieval moat may extend into the Junior School site.

The County Archaeologist has reviewed the supporting assessment and considers that an appropriately scaled trial trench evaluation should be carried out to assess the nature, extent and significance of any buried archaeological deposits that may be present and enable suitable mitigation measures to be developed if required. This work will be required on both site A and Site B and recommends an appropriate condition to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be agreed by the Local Planning Authority.

This would ensure that the proposal would accord with Policy HA1 of the Local Plan (Part 1) 2018 and retained Policy HE14 of the Local Plan 2002 in the event outline planning permission is granted.

11.17 Biodiversity and compliance with Habitat Regulations 2017

The application is supported by an Extended Phase 1 Habitat Survey, prepared by WYG, dated October 2015 and a Bat Survey Report, prepared by WYG and dated 2015 and subsequent updates to these reports comprising Update Ecology Walkover Survey, prepared by WYG, dated July 2018 and Update Bat Survey Report, prepared by WYG, dated July 2018

The Extended Phase 1 Habitat Survey, dated October 2015 and Bat Survey Report, dated 2015 have been reviewed by Surrey Wildlife Trust which recommended conditions to secure the mitigation methods as set out within these reports.

The report and survey were updated in 2018. The results of the updates are consistent with those set out in the original 2015 Extended Phase 1 Habitat Survey and Bat Survey Report, with the exception of the updated walkover noting that a small area of Building 1 had deteriorated in condition since 2015, with many of the western facing hanging tiles broken or missing, providing a suitable roosting location for bats.

A dusk survey was subsequently carried out which concluded that no roosting bats were present within B1 and for that reason, no further surveys or mitigation is required.

Subject to a condition to secure the mitigation and enhancement measures as set out in all supporting surveys and reports, the proposal would not result in harm to legally protected species and their habitat, nor prejudice the ecological value of the site, in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

11.18 Sustainability

Policy CC2 of the Local Plan Part 1 (2018) seeks to ensure all new development includes measures to minimise energy and water use. The Policy states that new dwellings shall meet the requirement of 110 litres of water per person per day.

In the event of planning permission being granted, a condition would be required for the submission of details to confirm that the units have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the units.

11.19 Parish Council and Third Party Representations

Officers acknowledge that Cranleigh Parish Council raises objection to the proposed scheme. With respect to the technical matters against which objections have been raised, the Environment Agency is satisfied that following detailed hydraulic modelling, the site falls within Flood Zone 1 and therefore the development does not need to apply the Sequential Test as the site is

appropriate for residential development in flood risk terms. It would therefore be unreasonable to refuse the application on flood risk grounds.

With respect to the technical matter of the Infant School Site utilising the vehicular access at Dewlands, whilst the proposed residential development would result in more traffic generation down this road, the County Highways Advisor has raised no objection to this in terms of impact on the safety and operation of this existing highway for all users, including pedestrians. It would therefore be unreasonable for the application to be refused on highway safety grounds.

With respect to the height of the indicative apartment buildings, it is noted that these details are indicative only at this stage, but in any case buildings of this scale would not be inappropriate given the surrounding context.

The school playing fields are not accessible to members of the public for amenity purposes at present and their loss would therefore not impact upon the level of public playing fields available to residents.

The third party representations which have been received in relation to the application are noted and have been carefully assessed by officers in the report above. The concerns raised have been addressed in the above report.

Conclusion

The proposed site is a predominantly brownfield site within the built up area of Cranleigh. The matters for consideration at this stage (i.e. the access arrangement and the principle of the development) are considered acceptable with regards to impact on highways and parking, heritage assets, trees, visual amenity, residential amenity, flooding, noise, archeology, biodiversity and sustainability. The loss of the existing school buildings and playing fields could be rectified by the re-provision of suitable facilities on the nearby Glebelands School site. The housing would make a valuable contribution to the Borough's housing requirement, including through the provision of 27 affordable dwellings. Therefore, the planning balance assessment concludes that the development is in accordance with the development plan and is acceptable. In light of the above, it is recommended that planning permission is granted.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

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

1. layout;
2. scale;
3. landscaping; and
4. appearance.

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

Reason

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

2. Condition

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

Reason

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

3. Condition

The plan numbers to which this permission relates are Site Location Plan at 1:2500 and drawing numbers 15013/C101C, 15013/C102A, 15013/SK21B, 15013/SK22B, 15013/SK23A, 15013/SK24A, 15028T/100, 15028T/200, LS385P02 (Cranleigh Junior School), LS385P03 (Cranleigh Junior School), LS385P04 (Cranleigh Junior School), LS385P05 (Cranleigh Junior School), LS385P06 (Cranleigh Junior School), LS385P02 (Cranleigh Infant School), LS385P03 (Cranleigh Infant School) and LS385P04 (Cranleigh Infant School).

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 Waverley Borough Council as the relevant 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 (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Local Plan 2002.

4. Condition

No development shall commence on site until such time as the County Council provide an appropriate alternative educational facility and playing pitch provision, in accordance with details which have previously been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority.

Reason

To ensure that the proposed development would provide an alternative educational facility and playing pitch provision in accordance with Policies LRC1 and ICS1 of the Waverley Borough Local Plan (Part 1) 2018.

5. Condition

The development hereby approved shall not be first occupied unless and until the proposed modified accesses to Parsonage Road and Dewlands Lane have been constructed and provided with visibility splays in accordance with the approved plans. The visibility splays shall thereafter be permanently maintained with no obstruction between 0.6m and 2.0m above ground level.

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 Waverley Borough Local Plan (Part 1) 2018.

6. Condition

The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Parsonage Road made redundant as a result of the development has been permanently closed and any kerbs, verge and footway fully reinstated.

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 Waverley Borough Local Plan (Part 1) 2018.

7. Condition

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

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

has been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

8. Condition

Development shall not commence until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Development works above ground level shall not commence until all necessary works to allow a sufficient water supply to serve the development have been carried out in accordance with the approved studies.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with retained Policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

9. Condition

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority (in consultation with Thames Water). Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

To avoid adverse environmental impacts upon the community in accordance with retained Policies D1 and D4 of the Local Plan 2002. The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

10. Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 1.4l/s for the former infant school site and 4.5l/s for the former junior school site (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018 and retained policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

11. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by Waverley Borough Council as the relevant Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018 and retained policies D1 and D4 of the Local Plan 2002.

12. Condition

Prior to commencement of development, a drainage strategy dealing with any on and/or off site drainage works has been submitted to and approved by Waverley Borough Council as the relevant Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed in accordance with the agreed details.

Reason

To ensure adequate sewerage capacity and to comply with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

13. Condition

No development shall take place before a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning

Authority. Thereafter, the use shall not commence until the scheme has been fully implemented in accordance with the approved details.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

14. Condition

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated so that the rating level of noise emitted does not exceed the background sound level, when measured according to British Standard BS4142: 2014 at any adjoining or nearby noise sensitive premises.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

Prior to the occupation of the first dwelling, a scheme to protect occupants from noise and vibration from ongoing construction works shall be submitted to and approved by Waverley Borough Council as the relevant Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the first dwelling and be retained thereafter.

Reason

In the interests of the amenities of future occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

16. Condition

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00-18:00 Mondays-Fridays and 08:00-13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

No machinery shall be operated which is audible outside the site boundary outside the hours of 08:00 - 18:00 Mondays - Fridays, 08:00 - 13:00 Saturdays nor at any time on Sundays and Public Holidays.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition

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

- a) An indicative programme for carrying out of the works
- b) The arrangements for public consultation and liaison during the construction works
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e) loading and unloading of plant and materials
- f) wheel washing facilities
- g) measures to control the emission of dust and dirt during construction
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

19. Condition

No floodlights or other forms of external lighting shall be installed at the development (either for the carrying out of the development permission or for use when the development is occupied) without the prior permission in writing of Waverley Borough

Council as the relevant Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason

In the interests of the amenities of adjoining occupiers of the development, in accordance with TD1 of the Waverley Borough Local Plan Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

20. Condition

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

Reason

In the interests of preserving the archaeology of the site in accordance with retained Policy HE14 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

21. Condition

The development must be carried out in strict accordance with the recommended actions in:

- a) Section 5 (including the biodiversity enhancements detailed in sub-section 5.3) of the Extended Phase 1 Report, prepared by WYG, dated 2015;
- b) Section 5.0 (including the ecological enhancements detailed in sub-section 5.3) of the Bat Report prepared by WYG, dated 2015, with particular reference to the need for the applicant to obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing and to undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application;
- c) The Conclusions and Recommendations Section of the Update Ecology Walkover Survey, prepared by WYG, reference A093418, dated 27 July 2018; and
- d) Section 5.0 (including the biodiversity enhancements detailed in sub-section 5.3) of the Update Bat Survey Report prepared by WYG, dated July 2016, with particular reference to the need for the applicant to obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing and to undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application

Reason

To safeguard the ecological interests of the site in accordance with Policy NE1 of the Waverley Local Plan (Part 1) 2018.

22. Condition

No development shall commence on site until a detailed Tree Survey and full Arboricultural Impact Assessment that complies with British Standard 5837 Trees in relation to design, demolition and construction has been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority. This shall include details of the compliant Tree Protection Measures. 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 in order to conserve the character of the Conservation Area in accordance with Policies TD1 of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

23. Condition

No development shall take place until details of 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 Waverley Borough Council as the relevant Local Planning Authority. 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 in order to conserve the character of the Conservation Area in accordance with Policies TD1 of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

24. Condition

No development shall take place until details of earthworks have been submitted to and approved in writing by Waverley Borough Council as the relevant Local Planning Authority. These details shall include the proposed grading and mounding of land

areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and in order to conserve the character of the Conservation Area in accordance with Policies TD1 of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

25. Condition

No development shall take place until 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 Waverley Borough Council as the relevant 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 of the details agreed shall be approved by the Local Planning Authority in writing.

Reason

To adequately protect all trees worthy of retention from development harm and in order to conserve the character of the Conservation Area in accordance with Policies TD1 of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

26. Condition

The development shall not be first occupied until a detailed landscaping scheme has been submitted to and approved by Waverley Borough Council as the relevant Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out prior to the first occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

To adequately protect all trees worthy of retention from development harm and in order to conserve the character of the Conservation Area in accordance with Policies TD1

of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002.

27. Condition

Prior to the occupation of the development hereby permitted, details shall be submitted to and be approved in writing by Waverley Borough Council as the relevant Local Planning Authority to confirm that the development has 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).

Informatives

1. Community Infrastructure Levy (CIL)

The Waverley Borough Council CIL Charging Schedule came into effect from 1 March 2019.

Where CIL liable development is approved in outline on or after 1 March 2019 the liability to pay CIL arises at the time when reserved matters approval is issued.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.

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.

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.

Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway. 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.

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

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).

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.

The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.

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.

The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>.

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.

5. 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 our website.

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.

As mentioned in Thames Water correspondence on 09/02/17, with regards to the diversion of public sewers the developer will need to make a formal application for this under S185 of the Water Industry Act 1991 (form downloadable from Thames Water website). The submission required is similar to a S104 sewer adoption.

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

The granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.

6. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property Naming on Waverley's website.
7. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.

Agenda Item 6.3

- A3 WA/2019/1168 - Application for all remaining reserved matters for site A pursuant to the outline planning permission WA/2016/2207, comprising details of the design, construction and management of a 22.80 hectare country park including the provision of associated car parking, cycle parking, public toilets and play equipment. This application affects a public footpath. This is a subsequent application to outline permission WA/2016/2207 which was accompanied by an Environmental Statement (revision of WA/2018/2019) at Land At West Cranleigh Nurseries And North Of Knowle Park Between Knowle Lane And Alfold Road, Cranleigh

Applicant: A2 Dominion Developments Limited
Committee: Joint Planning Committee
Meeting Date: 27/11/2019

Ward: Cranleigh West
Case Officer: Jessica Robinson
Neighbour Notification Expiry 23/08/2019

Expiry Date: 27/10/2019

RECOMMENDATION That, subject to conditions permission be GRANTED

1. Summary

This application is brought before the Joint Planning Committee as it is a major application for a 22.80 hectare Country Park which falls outside of the Council's Scheme of Delegation.

Permission is sought for the approval of all reserved matters relating to site A of the outline consent WA/2016/2207 (granted permission on 10/08/17) for a new Country Park in Cranleigh. Having given consideration to the Development Plan as a whole, it is considered that the proposed development would be acceptable subject to conditions.

2. Location Plan



3. Site Description

The application site measures 22.8 hectares and is located to the south of the built up area of Cranleigh.

The proposed Berkeley Homes housing scheme 'The Maples' (WA/2016/1625) will be located to the north. Phase 1 of this scheme for 55

dwelling is currently being built out. Knowle Lane is to the east, the Bruce McKenzie Memorial playing field is to the south-east, Knowle Park Care Home is to the south, agricultural land is to the south-west and west. The Little Meadow development (WA/2017/0738) is located to the west of the site which is currently being built out.

Sites B and C of the same outline permission to the park (Site A) have yet to commence.

Littlemead Brook flows westward through the floodplain from Knowle Lane to form the northern boundary to the north-west. A mature woodland known as Osier Bed, contained along its northern and eastern sides by Littlemead Brook, is located at the north of the site, while a linear stretch of mature woodland is found to the north-east.

A public footpath (Footpath 393) runs through the middle of the site from east to west.

This site forms part of the strategic allocation in Policy SS5 of Local Plan Part 1 2018 which allocated 765 homes and a country park to the Land South of Elmbridge Road and the High Street Cranleigh.

The outline permission comprises three sites (Sites A, B and C). Sites B and C will deliver a total of 265 dwellings and are the subject of separate reserved matters applications. Site A, which this application relates to, is to deliver a 22.8 hectare country. The accompanying S106 Agreement requires the park to be functioning by the time the 200th dwelling is occupied.

4. Proposal

Application for all remaining reserved matters for Site A pursuant to Conditions 1, 16 and 20 of the outline planning permission WA/2016/2207.

The reserved matters relate to the following:

- Construction of a car park (55 spaces + 5 disabled spaces)
- Erection of public toilets, to be located adjacent to the car park
- New artificial lake
- Hillside performance area and grassed terrace seating
- Lakeside performance area
- Children's adventure play area
- Network of parkland paths and tracks
- Planting of additional trees, hedges and meadows
- Ecology enhancements

- Park furniture, fixtures and fittings

The only point of access for vehicles will be via Knowle Lane to the proposed car park to the east of the site. There will be four points of pedestrian access to the park which will link to the village centre and existing residential development.

5. Relevant Planning History

WA/2016/2207	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (as amended by additional information received 20.02.2017, and e-mail dated 02.03.2017 containing changes to affordable housing offer)	Approved 11/08/2017
SO/2014/0017	Request for Screening Opinion for erection of approximately 265 dwellings and public open parkland.	EIA Required 01/09/2014

6. Planning Policy Constraints

Countryside Beyond the Green Belt
 Public Footpath 393 and Long Distance Footpath LT11
 Ancient Woodland 500m Buffer Zone
 Flood Zone 2 and 3
 Within 20metres of River Bank
 Within 8 metres of River Bank
 TPO 01/17 and 05/19
 Southern Gas Networks
 Section 106 – 12257 and 12101

7. Development Plan Policies and Guidance

The relevant Development Plan policies comprise:

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

SP1	Presumption in favour of sustainable development
ST1	Sustainable Transport
ICS1	Infrastructure and Community Facilities
LRC1	Leisure, Recreation and Cultural Facilities
RE1	Countryside Beyond the Green Belt
RE3	Landscape Character
NE1	Biodiversity and Geological Conservation
NE2	Green and Blue Infrastructure
CC1	Climate Change
CC2	Sustainable Construction and Design
CC4	Flood Risk Management
SS5	Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh
TD1	Townscape and Design

Waverley Borough Local Plan 2002 (retained policies February 2018):

D1	Environmental implications of development
D4	Design and layout
D6	Tree controls
D7	Trees, hedgerows and development
D9	Accessibility
RD9	Agricultural land

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

National Planning Policy Framework (2019)
National Planning Practice Guidance (2014)
Open Space, Sport and Recreation (PPG17) Study 2012
Statement of Community Involvement (2019 Revision)
Strategic Flood Risk Assessment (2015/2016)
Cycling Plan SPD (April 2005)
Council's Parking Guidelines (2013)
Vehicular and Cycle Parking Guidance (Surrey County Council 2018)

Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
 Council's Economic Strategy 2015-2020
 Cranleigh Design Statement (2008)
 National Design Guide (2019)

8. Consultations and Parish Council Comments

County Highway Authority	No objection subject to conditions.
Environment Agency	No objection subject to conditions.
Natural England	Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites.
Local Lead Flood Authority	Satisfied with the progress of the proposed drainage strategy for Site A and await the detailed design package for the discharge of condition(s) 10, 11 and 13 of outline planning permission WA/2016/2207.
Surrey Wildlife Trust	No objection subject to conditions.
The Countryside Access Officer (Surrey County Council)	No objection subject to conditions.
Parish Council	No Objection - Members would like to see electric vehicle charging points provided in the car park to future proof the development. Members would also like to see the inclusion of a condition to ensure that Footpath 393 will not be permitted for car use.

9. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper on 02/08/2019 site notices were displayed around the site 09/08/2019 and neighbour notification letters were sent on 25/07/2019.

No letters of objection have been received.

12 Letters have been received expressing support for the following reasons:

- Needed to balance out the amount of housing being built in Cranleigh currently.
- The population needs more public amenities like this.
- Fantastic proposal, well considered and valuable for the local community.
- Will create an outdoor environment for education in the village.
- Vital to protect and enhance the habitats in the area especially the creation of further hedgerows for biodiversity.
- Will be easily accessible for local residents and promote access to wildlife and promote wellbeing.
- Britain in Bloom judges were impressed with the plans for the park and see this as a model for other developments across the country.
- Knowing that the Knowle Park land will be held in Trust and protected from any future house building projects is very important to our community.
- It will help to draw people in to visit Cranleigh.
- Excellent disabled access in a much- needed green space.
- Park will be an environmental, social and entertainment asset to Cranleigh.

Planning Considerations

10. Principle of development

The principle of development has been established through the granting of outline planning permission under WA/2016/2207 for the construction of a Country Park and associated works.

11. Impact on countryside beyond the Green Belt and visual amenity

Site A is currently low-lying, undulating, small scale agricultural and farmed landscape which is enclosed by woodland, hedges and shaws.

The creation of a public park would change the land use from agricultural grazing land, to Country Park, open to the general public. Given the topography and scale of the site, this is considered to be sensitive to any change.

The proposed physical changes would include the provision of a lake, pond and wetland meadow, a Neighbourhood Equipped Area of Play (NEAP), car parking accessed from Knowle Lane, and the provision of 3 metre pathways across and around these new features. The pathways would provide

pedestrian and cycle access linking between the centre of Cranleigh, Knowle Lane and surrounding development.

The resultant changes to Area A are to the northern and more level part of the Country Park, with the southern hillside of the former Knowle Park retained as grassland, with the exception of amphitheatre to be sculpted into the existing slope. This area would also be publicly accessible.

The public toilet block would be of a modern design and located within the car park area of the proposal. The building is single storey with an inverted roof structure. Details of the cladding materials would be required by condition.

It is considered that the proposed Country Park would result in a change to the way this part of the site is used, however, the proposed changes are not considered to be harmful to the appearance of the countryside. The parkland, associated infrastructure, public toilet building and other works are not considered to cause harm to the visual amenity of the locality.

As such, the provision of the Country Park would not conflict with Policies RE1 and TD1 of the Local Plan Part 1 (2018) or retained Policies D1 and D4 of the Local Plan 2002.

12. Impact on residential amenity

The closest neighbouring residential use would be to the west and to the south where the Knowle Park care home is located. At the nearest point surrounding development to the west would be separated from the parkland by approximately 20m from the front garden of the properties to the closest path. However given the nature of the adjacent parkland and separation distance it is unlikely that undue harm would be caused to residential amenities of occupants.

The care home operates a number of residential care bedrooms and staff accommodation. The parkland would contain an amphitheatre to the south of the site which would be approximately 75m from the nearest part of the care home. It is considered that this distance is sufficient to mitigate the potential for overlooking, loss of privacy, undue noise disturbance or result in an overbearing impact being caused to the residents at the care home as a result of this development.

It is therefore considered that the proposed development would maintain the residential amenities of nearby properties. As such, the development is considered consistent with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

13. Ancient Woodland and Trees

The loss of the limited number of trees as detailed within the submitted AMS is considered reasonable, based on the overall extent of mitigation planting and landscaping of the site proposed.

It is considered that, given the extent and size of new and mitigation planting proposed around the park, the proposal would result in a longer term enhancement to the area. The retention of the area as managed parkland is likely to improve the long term viability.

The design takes into account to retains the two significant, protected trees on the corner of Osier Wood (oak T24 and wild service tree T24.1). The retention of the stream (as is) allows for the retention of the belt of streamside trees to accommodate a more mature landscape design. Where car parking is proposed that encroaches in these areas of sensitivity, it is proposed to use specialist above ground engineering for sections of footpath that similarly encroach.

Officers consider that the proposal would not cause unmitigated harm to existing trees and hedgerows as a result of the development.

The application site is within 500m of Ancient Woodland. The proposed development seeks to maintain and enhance the Ancient Woodland as part of the proposal for the parkland. As such, it is considered not to be unduly harmful to the Ancient Woodland.

Officers consider that the proposal would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.

14. Flood Risk

Site A is located with Flood Zones 2 and 3, but will comprise open parkland. Therefore it is in accordance with the NPPF definition of “amenity open space” which is considered to be “water-compatible” development. As a result, it is considered that this is an acceptable land use within an area which is partially at risk of flooding.

The Environment Agency has undertaken a review of the proposal and raises no objection to the reserved matters application. However, it has made comments regarding the level of detail contained within the application regarding Condition 20, specifically the detailed design of the proposed lake.

Condition 20 requires that the design, construction and management details be submitted. Further detail of the construction and management is required including:

- How the construction of the lake will impact Littlemead Brook;
- How the lake will be filled and the water levels managed;
- Confirmation that the Littlemead Brook will not be realigned to allow construction of a footbridge.

Additional information is required to show that evaporative losses from the lake will not impact the base flow of the adjacent Littlemead Brook. There is no information demonstrating how the lake will be filled or water levels managed.

As such, insufficient information has been provided to demonstrate that all of the requirements of Condition 20 have been satisfied. Therefore it is recommended that a condition is included as part of any detailed permission to address the outstanding requirements in relation to the design of the proposed lake.

The Lead Local Flood Authority (LLFA) has also considered the proposal.

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions:

- Design and Access Statement, Joint Venture (multiple contributors), June 2019;

The LLFA is satisfied with the progress of the proposed drainage strategy for Site A and awaits the detailed design package for the discharge of Conditions 10, 11 and 13 of outline planning permission WA/2016/2207. As the proposed drainage strategy would be controlled through existing conditions, the LLFA is satisfied that the proposal is acceptable in relation to this specific application.

Officers consider that the proposal adequately addresses flood risk, surface water and ground water flooding risk to satisfy the requirements of this particular application. Further detail will be required prior to the construction of the park in relation to the proposed lakes and the surface water drainage. As such, the proposal is in accordance with Policy CC4 of the Local Plan (Part 1) 2018 and the NPPF, subject to conditions.

15. Impact on the River Bank

The proposal would be within 8m of a river bank.

Condition 17 of the outline consent requires that prior to the commencement of development the provision and management of a 10m wide buffer zone alongside the Littlemead Brook is to be submitted to and agreed in writing by the Local Planning Authority. This Condition is still outstanding and control is still maintained regarding the buffer zone and potential impact to the Littlemead Brook.

Sufficient information to discharge Condition 17 has not been provided as part of this application. However, this condition will remain outstanding and will need to be discharged prior to the commencement of any works on site.

The proposed development is unlikely to cause detrimental harm which is not controlled under the outstanding Condition 17.

16. Access, highways and parking

The County Highway Authority undertook an assessment in terms of the likely net additional traffic generation and access arrangements as part of the outline application and was satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

The County Highway Authority has reviewed the current application and is satisfied that the proposal is acceptable on highways grounds. However, a condition is to be imposed to secure submission of details of the proposed kissing gate.

Details of the EV charging points will be required to satisfy the requirements of Condition 7 on the outline permission.

Subject to conditions, the proposed development would not prejudice the highway safety of the area and would provide sufficient parking to serve the proposed dwellings. Therefore, the development is compliant with Policy ST1 of the Local Plan (Part 1) 2018.

17. Biodiversity

The following documents have been submitted in support of the proposed development; 'Ecological Impact Assessment', 'Otter and Water Vole Survey', 'River Corridor and River Habitat Surveys', and 'Bat Preliminary Ground Level Roost Assessment of Trees and Bat Emergence/Re-entry Surveys', 'Aquatic Macroinvertebrates and Fish Report', 'Biodiversity Net Gain Report', 'Great Crested Newt Survey' and 'Reptile Survey', all dated June 2019, author Surrey Wildlife Trust Ecology Services.

Protected species – Otter

The above referenced documentation identifies the occasional use of the Littlemead Brook by otters. The development proposal includes construction works and provision of new river crossings which would affect the Littlemead Brook and have the potential to disturb otters in their resting places.

In order to demonstrate that the proposed development will not disturb otters, a Reasonable Avoidance Measures document is required to be submitted prior to commencement of development, to specify how works can be undertaken without disturbing otters. Any works to the Littlemead Brook should be implemented only in accordance with the approved Reasonable Avoidance Measures document report in order to avoid disturbing otters.

Protected species – reptiles

The above referenced Reptile Survey report identifies the presence of a low population of slow worm within the footprint of development.

As such, it is considered that the development would only proceed in accordance with the specifications of section 7 Recommendations of the above referenced report.

Protected species – badgers

The above referenced reports state that no badger setts were identified within the development site. However, badgers are known to use the site for foraging and a sett was identified off site to the north.

It is therefore considered that immediately prior to the start of development works, a survey of the site should be undertaken to check for any new signs of badger sett construction on site.

Protected species - bats

The above referenced report identifies a number of trees with moderate or high potential to host active bat roosts. The above referenced Bat Preliminary Ground Level Roost Assessment of Trees and Bat Emergence/Re-entry Surveys is appropriate in scope and methodology and did not identify the presence of active roosts at the development site. Active bat roosts within trees do not therefore appear to be a constraint to development.

Sensitive Lighting

The proposed artificial external lighting is detailed in the 'External Lighting Layout' plan, dated September 2018 submitted within Appendix D to the Design and Access Statement.

The above plan indicates that lighting levels at some treed areas, and the crossing of the Littlemead Brook, are above 1.0 lux which is above levels stated within the above referenced letter which notes that lux levels will be kept below 0.5 lux at treed areas. The application details indicate that switch-off times will be implemented as well as limiting lighting to winter months only.

It is considered necessary to require clarification of both switch off times and winter lighting in compliance with the best practice guidance detailed within the following document; 'Bats and Lighting', author Leicester, Leicestershire and Rutland Records Centre, dated November 2014. This will be required by condition.

Protected species – dormice

It is considered pertinent to require that any tree or scrub removal is undertaken only in accordance with a precautionary working methodology in order to avoid killing, injuring or disturbing dormice in line with best practice guidance 'The Dormouse Conservation Handbook', 2nd Ed, 2006.

Biodiversity Enhancements

The submitted Biodiversity Net Gain Report presents a clear methodology for the measures necessary in order to achieve a demonstrable net gain for biodiversity at the development site as a result of proposed development.

The proposed development is required to progress only in accordance with the habitat provision and management measures specified the Biodiversity Net Gain report referenced above.

In light of the above officers consider that the proposal, subject to conditions, complies with Policy NE1 of the Local Plan Part 1 2018.

18. Conclusion

The proposal is considered to be in accordance with the Development Plan, as such, planning permission is recommended for approval, subject to conditions.

Conditions

1. Condition

The plan numbers to which this permission relates are:

- Proposed Lake Sections - CPDL 056-S02 Revision R01
- Proposed Site Layout Plan - CPDL 056-L01 Revision R05

- Proposed Site Levels Plan - CPDL 056-L02 Revision R01
- Proposed Site Levels Plan – CPDL 056-L03 Revision R01
- Softworks GA (1 of 5)- CPDL 056-SW-01 Revision R01
- Softworks GA (2 of 5) - CPDL 056-SW-02 Revision R02
- Softworks GA (3 of 5) - CPDL 056-SW-03 Revision R02
- Softworks GA (4 of 5) - CPDL 056-SW-04 Revision R01
- Softworks GA (5 of 5) - CPDL 056-SW-05 Revision R01
- Design and Access Statement - CPDL 056-DAS R02
- Ecological Impact Assessment - DAS Appendix A1
- Biodiversity Checklist - DAS Appendix A2
- River Corridor and River Habitat Surveys - DAS Appendix A3
- Bat Survey - DAS Appendix A4
- Otter and Water Vole Survey - DAS Appendix A5
- Biodiversity Net Gain Report - DAS Appendix A6
- Habitat Management Plan - DAS Appendix A7
- Aquatic Macroinvertebrates and Fish Report - DAS Appendix A8
- Great Crested Newt Survey - DAS Appendix A9
- Reptile Survey - DAS Appendix A10
- Tree Report - DAS Appendix B1
- Arboricultural Impact Assessment and Method Statement - DAS Appendix B2
- Civil Engineering Drawings - DAS Appendix C
- Mechanical and Electrical Drawings - DAS Appendix D
- Transport Statement - DAS Appendix E
- RoSPA Water Safety and Public Realm Review - DAS Appendix F

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 Local Plan 2002.

2. Condition

Prior to the commencement of development a Reasonable Avoidance Measures Scheme is submitted and approved in writing to specify how works can be undertaken without disturbing otters. Any works to the Littlemead Brook should be implemented only in accordance with the

approved Reasonable Avoidance Measures document report in order to avoid disturbing otters.

Reason:

To ensure that protected species under Schedule 2 of the Wildlife and Countryside Act 1981 are not endangered or disturbed by the development in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

3. Condition

Prior to the first use of the development clarification of both switch off times and winter lighting scheme shall be submitted to an approved in writing by the Local Planning Authority. This should be in compliance with the best practice guidance detailed within the following document; 'Bats and Lighting', author Leicester, Leicestershire and Rutland Records Centre, dated November 2014.

Reason:

To ensure that protected species under Schedule 2 of the Wildlife and Countryside Act 1981 are not endangered or disturbed by the development in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

4. Condition

Any tree or scrub removal is to be undertaken only in accordance with a precautionary working methodology in order to avoid killing, injuring or disturbing dormice in line with best practice guidance 'The Dormouse Conservation Handbook', 2nd Ed, 2006.

Reason:

To ensure that protected species under Schedule 2 of the Wildlife and Countryside Act 1981 are not endangered or disturbed by the development in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

5. Condition

The proposed development shall progress only in accordance with the habitat provision and management measures specified the Biodiversity Net Gain report dates June 2019.

Reason:

To ensure that the development results in a net gain in biodiversity across the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and the NPPF.

6. Condition:

Works shall proceed in accordance with the specifications of section 7 Recommendations of the Reptile Survey dated June 2019 to ensure that protected species and the biodiversity of the site is conserved.

Reason:

To ensure that protected species under Schedule 2 of the Wildlife and Countryside Act 1981 are not endangered or disturbed by the development in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

7. Condition

A European Protected Species (EPS) licence shall be obtained from Natural England following the receipt of planning permission and prior to any works which may affect protected species and all details in the Method Statement based on the mitigation, compensation and enhancement actions presented within section 7, 'Discussion', of the "Internal and External Building Assessment and Bat Emergence/ Re-entry Survey 2018" report shall be undertaken, which must support an EPS licence application.

Reason:

To ensure that protected species under Schedule 2 of the Wildlife and Countryside Act 1981 are not endangered or disturbed by the development in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

8. Condition

Before works begin, the following details must be submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details;

- a) Samples or specifications of external materials of the public toilet block;
- b) Samples or specifications of surface material for the car park;
- c) Samples or specifications of surface material for the paths and footpaths across the site;
- d) Samples or details of signage across the site;
- e) Samples or specifications of street furniture and bins.

Reason

In the interest of the 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 and the NPPF.

9. Condition

Before works begin, detailed designs of the NEAP must be submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason

In the interest of the 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 and the NPPF.

10. Condition

Prior to the commencement of any development on site a scheme detailing the design, construction and management details of the proposed wildlife lake shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in the manner and phasing as agreed. The scheme shall include details of the proposed lake including the following features:

- How the construction of the lake will impact Littlemead Brook;
- How the lake will be filled and the water levels managed;
- Confirmation that the Littlemead Brook will not be realigned to allow construction of a footbridge;
- Detailed information to demonstrate the grading down of the shallow margins of the proposed lake to a deeper central area and the purpose of such gradients;
- Native planting of UK provenance only; and
- Details of any surrounding wildlife habitat.

Reason:

To ensure the protection of wildlife, supporting habitats and secure opportunities for enhancement of the nature conservation value of the site in line with Policy NE1 of the Local Plan (Part 1) 2018 and the NPPF.

11. Condition

Prior to the commencement of the carpark development details of the proposed kissing gate are to be submitted to and approved in writing. The gates shall thereafter be retained in accordance with the approved

details unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the gates are suitable and safe and do not prejudice pedestrian or highways safety in accordance with Policy ST1 of the Local Plan Part 1 (2018) and the NPPF.

12. Condition

Prior to commencement of any other works on site, including any groundwork preparation or other development activities, the scheme of tree protection as detailed within the submitted Arboricultural Method Statement (AMS) and Tree Protection Plans 'TPP's' – Ref PRI21476aiai-amsA shall be installed. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development.

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, D4, D6 and D7 of the Local Plan 2002.

13. 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 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 continue retention and amenity contribution in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Retained Policies D6 and D7 of the Local Plan 2002.

14. Condition

No development shall commence on site until a detailed scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 hard and 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

To adequately protect all trees worthy of retention from development harm and to provide for their continue retention and amenity contribution in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Retained Policies D6 and D7 of the Local Plan 2002.

15. 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 continue retention and amenity contribution in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Retained Policies D6 and D7 of the Local Plan 2002.

Informatives

1. The applicant should be made aware that should otter be identified as present on site during works, contractors must stop works immediately and contact Natural England with regards to applying for a European Protected Species Mitigation Licence in order to avoid contravention of the above European legislation.
2. Immediately prior to the start of development works, a survey of the site should be undertaken to check for any new signs of badger sett construction on site. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the local planning authority to prevent harm to this species. Any deep excavations left overnight should be provided with a ramped means of escape and stockpiles of soft materials shall be covered overnight to prevent badgers excavating new setts.
3. The developer is made aware that should dormouse be confirmed within the boundary of the development site during tree or scrub clearance works while following best practice guidance, they must stop works immediately and contact Natural England with regards to applying for a European Protected Species Mitigation Licence in order to avoid contravention of the above European legislation.
4. The developer is made aware that Part I of the Wildlife and Countryside Act 1981 makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy it's nest whilst it is being built or in use. The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.

If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

5. The foot path across the site is currently recorded as Public Footpath 393 Cranleigh which is a legal highway for those on foot only. If the

intention is to dedicate this route as a Public Bridleway so that cyclists and equestrians can use it, then it will need to be formally dedicated to the public as such. The Countryside Access team can carry out the necessary legal work at a cost.

Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development.

6. The developer is reminded that the granting of planning permission does not authorise the obstruction or interference with a public right of way.

A diversion route should be provided whilst the surfacing works take place and a closure request to be submitted to Countryside Access to facilitate the works. This office requires 6 weeks' notice prior to the commencement of the works.

7. Concerns have been raised that vehicles may access the bridleway because of the surfaced width. Should bollards be required at the point of access from the road, they should be positioned back from the road allowing a 1.5m gap so it can be safely used by all Public Bridleway users.
8. The developer is made aware of the Environment Agency Letter dated 28/08/2019 regarding the detailed information required in relation to the on-site lakes prior to the commencement of development on site.
9. The developer is made aware that 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 our website.
10. The developer is made aware that 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.

This page is intentionally left blank

Agenda Item 6.4

B1	WA/2019/1171 Taylor Wimpey West London 12/07/2019	<u>Approval of reserved matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019 and amended plans and information received 20/09/2019 and 07/11/2019) at Land Centred Coordinates 485710 148770 On West Side Of Green Lane, Badshot Lea</u>
	Committee: Meeting Date:	Joint Planning Committee 27/11/2019
	Public Notice:	Was Public Notice required and posted: Y
	Town: Ward: Case Officer:	Farnham Farnham Weybourne and Badshot Lea Philippa Staddon
	Expiry Date: Time Extended Date: Neighbour Notification Expiry Date:	10/10/2019 To be agreed 26/08/2019

RECOMMENDATION

That, permission be GRANTED, subject to the applicant entering into appropriate legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives.

1. Summary

The proposed layout would provide 105 dwellings in a loop road formation. The buildings would be primarily two storey in height with some units having accommodation in the roof space. There would be two flatted buildings within the development, with the remainder of the units being detached, semi-detached or terraced dwellings.

Parking provision would meet the Council's parking guidelines, and the applicant has submitted vehicular tracking for the layout, with no objections being raised by the County Highway Authority.

The amenity space and quality of accommodation for future occupants is considered to be acceptable. Taking into consideration the depths of proposed rear gardens and distance from neighbouring dwellings the proposal would also not give rise to adverse impacts on adjoining residential properties.

The layout, scale, appearance and landscaping is considered to be acceptable and would be in keeping with the character of the area. The proposed mix of market and affordable housing is also considered acceptable.

The application is therefore recommended for approval subject to completion of a legal agreement.

2. Introduction

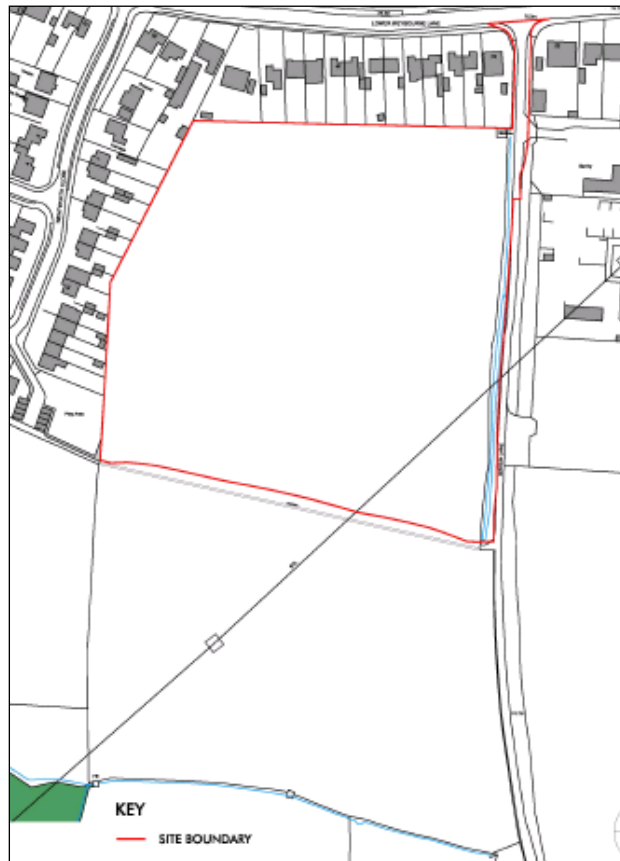
This application seeks approval of reserved matters following the grant of outline consent for 105 dwellings under reference WA/2015/2283

Reserved matters which form part of the current planning application include:

- 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.
- 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.

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

3. Location Plan



4. Site Description

The site measures 3.29 hectares and is located to the south of Lower Weybourne Lane and to the west of Green Lane. The site comprises an agricultural field which has a very gentle slope down from north to south with the highest point to the north-west of the site. There is a public footpath (Footpath 103 Farnham) that runs east-west beyond the southern boundary of the site that links Green Lane to Weybourne Road.

The site is bounded on its northern and western sides by existing residential development in Lower Weybourne Lane and Wentworth Close. Its eastern boundary is formed by vegetation along Green Lane, beyond which is an electricity depot and sub-station, which also takes its access from Green Lane.

The south of the site is bounded by an agricultural field and a recreation ground to the far south west. To the far south-east are various buildings comprising Green Lane Farm, while further south are the David Lloyd Sports Centre and Farnham Rugby Club, in Monkton Lane.

5. Background

The outline permission WA/2015/2283 was subject to a Section 106 Agreement securing infrastructure contributions and affordable housing. This reserved matters application seeks a number of amendments to the Section 106 Agreement due to a change in mix of bedrooms.

The below table sets out what was agreed at Outline stage and what is sought as part of this Reserved Matters application:

Contribution	Agreed at Outline	at To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£45,440
Education – secondary years	£302, 828	£355,575	£52,747
SANG contribution	£231,069	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£4,619
Transport	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£118,230

- 32 affordable homes (30%) in the following mix:

Reserved matters			
1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
10	12	10	0
Outline			
13	9	10	0

- Tenure mix: 65.6% rented and 34.4% intermediate housing (Outline tenure mix was 70% rented and 30% intermediate).

Other clauses such as management and maintenance of the SuDS and open space remain unaltered.

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.

6. Proposal

The development would comprise of 105 dwellings with the following mix proposed:

Market homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	3	4.1%	10%
2	17	23.3%	30%
3	35	47.9%	40%
4+	18	24.7%	20%
Total	73	100%	100%

Affordable homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	10	31.25%	40%
2	12	37.5%	30%
3	10	31.25%	25%
4+	0	0%	5%
Total	32	100%	100%

Total mix:

Unit Type	1 bed	2 bed	3 bed	4+bed	Total
Total number of units currently proposed	12 (11.4%)	30 (28.6%)	45 (42.9%)	18 (17.1%)	105 (100%)
Mix out forward under outline	23 (21.9%)	31 (29.5%)	36 (34.3%)	15 (14.3%)	105 (100%)

The level of affordable housing (30%), together with the total number of dwellings remain the same as the outline permission. The mix of affordable housing and the mix of market housing has been altered slightly from the

outline submission, with less 1-bedroom units and more 3-bedroom units proposed.

1. Layout

The submitted plans show 105 dwellings spread across the site with an area of open space which includes a LEAP and LAP in the south-eastern corner of the site. The density would be 31.9 dwellings per hectare. There would be two apartment blocks and areas of affordable housing, one to the north-east of the site and one to the south-east of the site. Other units would comprise a mix of terraced, semi-detached and detached dwellings.

Dwellings would generally be placed with the front elevations facing onto the street. Vehicular access would be via a single access point onto Green Lane in the north-east corner of the site. There would be a pedestrian link with the LAP and Wentworth Close in the south-western corner of the site and a footpath link with the public footpath (Footpath 103) that runs east-west to the south of the site.

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 be primarily 2 storey with limited (6 no.) 2.5 storey dwellings with accommodation provided within the roof space located to the very centre of the site. Many of the dwellings would be provided with either detached or semi-detached, single storey garages set back from the front build line of the dwellings.

The proposed flatted buildings would be part 2 storey and part 2.5 storey in height with the central element of the buildings at 2.5 storeys in height.

3. Appearance

The proposal would be of a traditional design with different roof forms, footprints and materials, as shown on the street scene extracts below.

Materials would include a mixture of red brick, multi red brick, tile hanging at upper level, render above brick plinth and brown and grey roof tiles.

The proposed development would include architectural features such as pitched roofs, gables, chimneys, porch canopies, bay windows, quoins and detailing around fenestration.

4. Landscaping

The hard surfaces within the site would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs.

Soft landscaping would include trees, hedges, shrubs, grass and areas of meadow mix.

There would be a 2m deep landscape buffer between the rear of the dwellings to the south of the site and the site boundary and open field to the south.

Detail of boundary treatments between plots have not been provided but could be secured by condition.

Indicative layout plan
(Outline application)



Proposed Site Layout Plan
(Current application)



Street Scenes



Location Plan (with section references)



Section A - A



Section B - B



Section C - C



Section D - D



Section E - E



Section F - F

7. Relevant Planning History

WA/2019/1514	Construction of a swale and pond for drainage attenuation.	Full Permission 07/11/2019
S52/2019/0006	Request to modify a Section 106 legal agreement (WA/2015/2283 outline application) relating to the SANG contribution.	Decision Pending
WA/2015/2283	Outline application with all matters reserved except for access for the erection of up to 105 dwellings including	Certificate of Lawfulness Granted

	32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017 and amended location plan received 09/11/2017 and additional Certificate B received 24/11/2017)	13/06/2017
WA/1975/1641	Residential development for 100 houses (Outline)	Unknown
WA/1975/0694	Proposed residential development approximately 10 dwellings, acre	Refused 16/07/1975
FAR52/56	Residential Development	Refused 14/04/1956
FAR420A/68	132kv overhead line	Full Permission 08/08/1969
FAR420/68	Overhead Line	Full Permission 05/12/1968
FAR271/59	HV O/H extension	28/10/1959

8. Planning Policy Constraints

Developed Area of Farnham
 Farnham/Aldershot Strategic Gap (southern section only)
 Thames Basin Heath 5km Buffer Zone
 Minerals Safeguarding Area
 Electricity Supply Line
 Gas Pipe Line
 Ancient Woodland 500m Buffer Zone
 Built Up Area Boundary (FNP)
 Housing Allocations: Land west of Green Lane (FNP)
 Article 4 Direction
 Strategic Site – Land West of Green Lane, Farnham
 Minerals Safeguarding Area, Surrey Minerals Plan (July 2011)
 Section 106 Agreement (relating to Outline permission WA/2015/2283)

9. Development Plan Policies and Guidance

The development plan and relevant policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):

Policy RE1 Countryside beyond the Green Belt
 Policy RE3 Landscape Character
 Policy TD1 Townscape and Design
 Policy NE1 Biodiversity and Geological Conservation
 Policy NE3 Thames Basin Heaths Special Protection Area
 Policy SP1 Presumption in Favour of Sustainable Development
 Policy SP2 Spatial Strategy
 Policy ICS1 Infrastructure and Community Facilities
 Policy AHN1 Affordable Housing on Development Sites
 Policy AHN3 Housing Types and Size
 Policy LRC1 Leisure, Recreation and Cultural Facilities
 Policy ALH1 The Amount and Location of Housing
 Policy ST1 Sustainable Transport
 Policy CC1 Climate Change
 Policy CC2 Sustainable Construction
 Policy CC4 Flood Risk Management
 Policy SS2 Land West of Green Lane, Farnham LAAID: 438

- Farnham Neighbourhood Plan (made May 2017):
 - FNP1 Design of New Development and Conservation
 - FNP12 Thames Basin Heaths Special Protection Area (SPA)
 - FNP13 Protect and Enhance Biodiversity
 - FNP14b Housing Site Allocations (Land west of Green Lane, Badshot Lea)
 - FNP27 Public Open Space
 - FNP30 Transport Impact of Development
 - FNP31 Water and Sewerage Infrastructure Capacity
 - FNP32 Securing Infrastructure
- Waverley Borough Local Plan 2002 (retained policies February 2018):
 - Policy C4 Farnham/Aldershot Strategic Gap
 - Policy D1 Environmental Implications of Development
 - Policy D4 Design and Layout
 - Policy D7 Trees, Hedgerows and Development
 - Policy D8 Crime Prevention
 - Policy D9 Accessibility
 - Policy HE15 Unidentified Archaeological Sites
 - Policy M5 Provision for Cyclists
 - Policy RD9 Agricultural Land
 - Policy LT11 Walking, Cycling and Horseriding
- South East Plan (saved policy NRM6): NRM6

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Farnham Design Statement (2010)
- National Design Statement (2019)

10. Consultations and Town Council Comments

County Authority	Highway	23/09/2019 - The Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the Highway Authority at the outline planning application, subject to condition.
Farnham Town Council		16/08/2019 – This is an approved development site in the Adopted Farnham Neighbourhood Plan Policy FNP14b). Farnham Town Council supports the application for the erection of 105 dwellings, being compliant with the Farnham Neighbourhood Plan. Consideration should be given to the way services are installed and accessed to allow for future upgrades without impacting on the local amenity. FTC looks forward to reviewing the subsequent application for additional drainage on the site.
Lead Authority	Local Flood	31/07/2019 – Not satisfied that the proposed drainage scheme meets the requirements

	<p>because insufficient information has been provided.</p> <p>22/08/2019 – Proposed drainage scheme meets the relevant requirements. Look forward to receiving an application to discharge Conditions 4 and 15 of WA/2015/2283 in due course.</p> <p>24/09/2019 – No change to drainage strategy or surface water drainage system therefore no further comments. Refer back to comments dated 22/08/2019.</p> <p>Officer comments: application WA/2019/1514 for the construction of a swale and pond for drainage attenuation has now been approved.</p>
Surrey Wildlife Trust	<p>04/09/2019 – Would be pleased to comment on any detailed landscaping scheme for the site. Landscaping Plan should seek to retain the biodiversity rich boundary vegetation (trees and hedgerows) on the site and manage them a conservation regime as advised by the applicant's ecologist in their Ecological Appraisal Report (Nov 2015) paragraph 4.7 and SWT comments 24/03/2016.</p> <p>Advise a Landscape and Ecological Management Plan (LEMP) may be appropriate for the site to help it address its biodiversity responsibility.</p> <p>Officer comment: Conditions 14 and 17 of WA/2015/2283 address these points.</p>
Council's Waste and Recycling Co-ordinator	<p>Flats are 1 bed and 2 bed and therefore capacities of 100 litres for 1 bed units and 170 litres for 2 bed units should be used to calculate bin provision.</p> <p>Collectors should walk no more than 15m to empty 2 wheeled bins or 10m for 4 wheeled bins. Bins must be ordered at least 6 weeks prior to occupation.</p>
County Archaeologist	<p>14/08/2019 – in response to outline application advised that should consent be granted, the detailed planning application to follow should be</p>

	<p>accompanied by the results of an archaeological trial trench evaluation. No evidence that this has been carried out and no mention of any archaeological requirement in current application submission.</p> <p>Advise that required archaeological evaluation should be carried out at the earliest opportunity as, should significant archaeological remains be discovered, they could impact both on the development programme and possibly the design layout of the development should nationally significant remains be encountered worthy of preservation in situ.</p> <p>Officer comment: Condition 5 of WA/2015/2283 requires the submission and implementation of a programme of archaeological work prior to commencement of development as previously recommended by the County Archaeologist.</p>
Thames Water	<p>04/10/2019</p> <p>Thames Water has identified an inability of the existing foul water infrastructure to accommodate the needs of this development proposal. Thames Water request that a condition be added to any planning permission requiring a solution to be found.</p> <p>The application indicates that surface water will not be discharged to the public network and as such raises no objection. However, approval should be sought from the Lead Local Flood Authority.</p>
Southern Water	<p>20/08/2019 and 01/10/2019</p> <p>No objection</p>
Natural England	<p>04/10/2019</p> <p>Natural England has previously commented [Officer note - on outline application]</p> <p>Previous advice applies although made no objection to original.</p> <p>Proposed amendments are unlikely to have significant different impacts on the natural environment than those originally proposed.</p>

Council's Greenspaces Manager	Properties and gardens would be situated close to the existing hedgerow/trees along Western boundary, likely to cause conflicts over trees shading out gardens/properties. Potential to damage the root protection zones through the construction process - should be avoided. Pity that open spaces/play ground provision would be sited in south-eastern corner of the site, a more central location would preferred.
Surrey Police Designing Out Crime	No comments received.
RSPB	No comments received.
Ramblers Association – Farnham	No comments received.
Ramblers Association – London	No comments received.
British Horse Society	No comments received.
Byways and Bridleways Trust	No comments received.
Open Spaces Society	No comments received.
Auto-Cycle Union Ltd	No comments received.
British Driving Society	No comments received.
Cyclists Touring Club	No comments received.
Scottish and Southern Energy PLC	No comments received.
Southern Gas Network	No comments received.
Environment Agency	No comments received.
NHS	No comments received.
Health Watch Surrey	No comments received.
Guildford and Waverley Clinical Commissioning Group	No comments received.

11. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper on 02/08/2019 site notices were displayed around the site 02/08/2019 and neighbour notification letters were sent on 26/07/2019 and then again on 23/09/2019 following the receipt of amended plans.

3 letters, including 1 from the 'Open Spaces Society' and 1 from 'Badshot Lea Community Association' have been received raising objection for the following reasons:

- Access from Lower Weybourne Lane onto Green Lane and implications for highway safety and traffic volume.
- Green Lane not wide enough for 2 way traffic and would be out of keeping.
- Presence of bats.
- Overdevelopment
- 2.5 storey town houses and apartment blocks
- No relationship with surrounding built environment
- Does not conform with Farnham Design Statement
- Minimum parking provision does not take account of location of site
- Comments from Community Consultation ignored
- Planning Statement Para 3.8/9 – there is no 'by right' designation of land described as public open space.
- No dedicated management plan for public open space.
- No reference to SANG provision.
- No Appropriate Assessment for any public – by right- open space in terms of Thames Basin Heaths SPA
- Unclear what statutory dedication will be to enable the lawful access from the private roads within the development

1 letter of support has been received stating the following:

Vivid Housing Ltd, selected affordable housing provider, happy with layout, mix, tenure and floor layouts of the 32 affordable homes.

12. Community Involvement

A public exhibition was held on the 4th June 2019 at St George's Church Hall, Badshot Lea. Leaflet invitations were delivered by hand to surrounding neighbours. Large exhibition boards were displayed, detailing the progress of the proposals and reasoning behind them.

There were approximately 46 visitors to the exhibition and feedback forms were distributed. 11 were returned.

The main concern raised was impact on neighbours' amenities and that there would be sufficient parking provision. Specific concerns were raised about the height of some of the buildings and since then the number of these has been reduced and the apartment blocks reduced from 3 to 2.5 storeys. Additional

tree planting on the boundaries has been included to help address neighbouring amenity concerns.

13. Determining Issues

Principle of development

Housing mix and affordable housing

Landscaping and appearance

- Design and impact on visual amenity
- Impact on residential amenity

Layout

- Design and impact on visual amenity
- Impact on residential amenity
- Parking provision

Scale

Standard of accommodation and amenity space

Provision of amenity space

Infrastructure

Waste, recycling and cycle stores

Highways

Flood risk and drainage

Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications

Environmental Impact Regulations 2017

Working in a positive/proactive manner

Response to Parish Council and Third Party comments.

14. Planning Considerations

14.1 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.

The application seeks approval of reserved matters following grant of outline planning permission under WA/2015/2283. 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.

14.2 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 105 dwellings across the site. The indicative mix for the development at outline stage was:

Number of bedrooms	Number of units	% mix
1-bedroom	23	21.9%
2-bedroom	31	29.5%
3-bedroom	36	34.3%
4+-bedroom	15	14.3%
Total	105	100%

Scale is a reserved matter for consideration as part of this application and it is accepted that the mix can be altered under this reserved matters. The overall housing mix proposed under the current Reserved Matters application is as follows:

Number of bedrooms	Number of units	% mix
1-bedroom	12	11.4%
2-bedroom	30	28.6%
3-bedroom	45	42.9%
4+-bedroom	18	17.1%
Total	105	100%

Whilst as agreed at outline stage the proposal retains 70% market housing and 30% affordable housing, the current reserved matters proposal seeks amendments to the housing mix provided for both of these housing types.

Market Housing

Number of bedrooms	Market Housing Reserved Matters	%	SHMA requirement %	Outline application number	%
1-bedroom	3	4.1%	10%	10	14%
2-bedroom	17	23.3%	30%	22	30%
3-bedroom	35	47.9%	40%	26	36%
4+-	18	24.7%	20%	15	20%

bedroom					
Total	73	100%	100%	73	100%

The table above shows that the current reserved matters scheme seeks to change the housing mix, with a shift to the provision of more larger units and fewer smaller units. This would result in an under provision of 1 and 2 bedroom units, contrary to the indicative requirements of the SHMA 2015. However, the mix would be broadly in line with the SHMA requirements, with a maximum 7.9% deviation from the requirement, that being for 3 beds for which the requirement and need is greatest anyway.

The applicant has put forward in a supporting letter dated 20/09/2019 that the West Surrey SHMA (SHMA) is a wide-ranging document which covers the whole of the West Surrey Housing Market Area. They have noted that the conclusion of the SHMA recommends that strategic policy retains a reasonable degree of flexibility to ensure that, in applying mix to individual development sites, appropriate regard can be given to the nature of the development site, the character and existing housing stock of the area as well as the most up-to-date evidence of need/demand. In light of this the applicant has put forward that whilst the SHMA mix should be used as a starting point, other factors should allow for a case to be made for variation to the SHMA mix and noted that Policy AHN3 of the Local Plan (Part 1) 2018 includes some degree of flexibility.

The applicant also refers to the Folly Hill appeal decision (APP/R3650/W/17/3171409) wherein an Inspector allowed a scheme with a considerably lower number of smaller units than those in the SHMA (including 0% 1 beds), agreeing that the site's edge of settlement location meant that a greater number of larger and lesser smaller units would be acceptable.

The applicant has put forward that the current application site is also located in an edge of settlement location typified by larger family housing (3 and 4 bed homes) and that this is supported by the number of local schools in the area, indicating that the area is well served for families, and therefore the proposed mix reflects this.

The applicant also contends that smaller units (1 and 2 bedroom homes) are far more appropriate in town centre locations where land is scarce and development tends to proposed more apartments.

The applicants have sought a professional opinion from local estate agents, Bridges and Bourne, who both confirmed there is very little demand for smaller 1 bedroom units within the area. The applicants also note that whilst a 1 bedroom home may be attractive to a first-time buyer, the Government's

Help to Buy scheme is enabling people to buy 2 and 3 bedroom units as their first property.

During the course of the application the mix has been amended to attempt to address officer concerns, with the addition of 3 one bedroom market homes.

Having regard to the justification provided by the applicant, the improvements to the mix during the lifetime of its application and the broad compliance with the SHMA, the proposed market housing mix is considered to be acceptable.

Affordable Housing

Outline application WA/2015/2283 proposed 32 affordable units, representing 30% of the overall development. The tenure split set out in the attached Section 106 Agreement was 65.6% affordable rented units and 34.4% shared ownership units.

Number of bedrooms	Affordable Housing Reserved Matters scheme	%	SHMA requirement %	Outline application Affordable Rented	Outline application Shared ownership
1-bedroom	10	31.25%	40%	9	4
2-bedroom	12	37.5%	30%	2	7
3-bedroom	10	31.25%	25%	10	0
4+bedroom	0	0%	5%	0	0
Total	32	100%	100%	21	11

Since the issue of permission for WA/2015/2283, the applicant has sought approval from the Council's Housing Strategy and Enabling Team to amend the mix provided to the following mix:

	Affordable Rent	Shared Ownership	Total
1 Bed	9	1	9 (28%)
2 Bed	5	7	13 (41%)
3 Bed	7	3	10 (31%)
Total	21 (66%)	11 (34%)	32

The Council's Housing Strategy and Enabling Manager has commented that the provision of 32 affordable homes would meet the requirement of Policy AHN1 of the Local Plan (Part 1) 2018 and that proposed mix of affordable housing bed sizes and tenure split would be acceptable, largely in line with

that recommended in the SHMA. The Council's Housing Strategy and Enabling Manager is also considers the locations of the affordable units to be acceptable.

The Housing Strategy and Enabling Manager has noted that the affordable housing should be owned and managed by a Registered Provider (housing association) and notes the letter of support from VIVID, however, encourages the inclusion of social rented as well as affordable rented homes, to improve the affordability for households in need.

The Council's Housing Strategy and Enabling Manager has recommended that the ground floor affordable flatted units have their own private amenity areas, wherever possible, to provide self contained areas for residents and limit service charges for maintenance of communal areas. The proposed flatted units to the south east would be provided with a small area of amenity space, with a low level hedge to enclose it. The flatted units to the north east would also be provided with a small area to the rear. Officers consider that whilst these areas are modest, the site layout in general offers other areas of open space throughout the site which would provide amenity space for future occupiers.

The proposed parking provision would meet the required standard for both market and affordable units. Officers consider this to be a positive aspect of the scheme.

Subject to an appropriate mechanism in a Section 106 Agreement to secure the provision of the affordable housing proposed, Officers consider that the proposal would satisfactorily contribute to meeting local needs in line with the Development Plan.

14.3 Landscaping and appearance

- Design and Impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) 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 2019.

Policy FNP 14B) of the Farnham Neighbourhood Plan states that the redevelopment of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement 2010. The layout should allow transition to the southern,

countryside edge. The mature hedgerows and trees to the east and west of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. A substantial landscape buffer should be provided at the southern edge of the development. Amenity greenspace should be provided within the site together with a children's play area. Features within areas of informal/natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play. The site should incorporate adequate parking provision to avoid parking on Weybourne Lane. Traffic calming measures within the site should be introduced to make streets safer.

The applicant has submitted soft and hard landscaping proposals. The soft landscaping proposals take account of the existing site boundaries and the proposed landscaping within the site. The Council's Landscape and Tree Officer has been consulted on the proposals and notes the importance of the existing historic landscape features.

The applicant has clarified through amended plans that the existing hedge to the east of the site, which bounds Green Lane and provides some softening of the site from the lane, is to be retained.

A 2m tree planting and landscape buffer is proposed to the south of the site featuring trees and under planting. Whilst a wider/deeper strip would be more effective, the proposed planting would provide a soft boundary to the site.

With regards to the impact on adjacent trees, some concern is raised with regard to the relationship between the proposed development and the existing trees and hedging which forms a historic landscape feature on the western boundary, with the rear of the dwellings on Wentworth Close. The Arboricultural Impact Assessment submitted recognises that Plot 24 to the south western corner of the site would have a poor relationship with the bounding trees such that some tree/vegetation removal would be required. Plots 16 and 20-23 have similar issues. Further, it is noted that there may be some pressure to reduce the branching of the trees in order to accommodate the build of the development on this boundary. This is a negative aspect of the proposal that would need to be weighed in the planning balance.

The proposed planting around the site and the street frontages is considered to be acceptable.

With regard to hard landscaping features, such as fences/walls and paving, the proposal would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs. These materials are

considered to be suitable and to provide variety and interest to the overall design.

Turning to the appearance of the dwellings, the Farnham Design Statement notes that there is a large mix of housing styles in the area. The Design Statement has limited relevant guidelines specific to the area but sets out that in Weybourne and Badshot Lea, the rural character of Badshot Lea should be preserved by respecting the pattern of development in the village.

A variety of dwelling types are proposed, with varied architectural detailing. A varied appearance of dwellings is considered to add interest to the scheme as a whole.

An indicative materials plan has been submitted which includes the use of yellow multi brick, red multi brick, render, tile hanging and black boarding. Brown roof tiles would be used for the majority of the dwellings, with a number of dwellings featuring grey roof tiles which would add interest to the design.

The flatted units would comprises 2 and 2.5 storey elements which would break up the roof form. Officers consider this to add interest to the buildings without them appearing unduly prominent when read against the 2 storey dwellings and garages.

Full details of the proposed LAP and LEAP would be secured by condition, however given the position and scale, officers are satisfied an acceptable appearance for these play areas could be achieved.

Overall the landscaping and appearance of the proposal is considered acceptable and would enable the development to integrate well with the surrounding area.

14.4 Layout

The layout of the proposed development comprises a loop road with two spurs to the south-east. The layout would include back to back gardens around the perimeter and a line of back to back dwellings through the centre of the site. Almost all the dwellings would front the main highway with the only exception being plots 96 to 99 on the eastern side which would front a parking area. The apartment block in the south-eastern corner would also front a parking area rather than a main road. However, there would be good active frontages to the proposed dwellings.

There would be a range of housing types and sizes spread across the site and these would be reasonably mixed to add interest. The dwellings would all

have acceptable garden space, the northern apartment would have private amenity space to its rear and the south-eastern apartment block would have a separated private amenity area to its rear. The layout includes 6 2.5 storey dwellings to the centre of the site, and 2.5 storey elements of both of the apartment blocks. This additional height would add interest to the layout and roofscape without resulting in the properties being overbearing or out of keeping with existing development around the site due to the separation distances involved.

A LEAP and LAP would be provided in the south-eastern corner of the site, surrounded by an area of open space. The LEAP and LAP would be overlooked by the apartment block in the south-eastern corner and there would be a network of footpaths linking the area with the rest of the site. Whilst there would not be doors from the apartment block fronting the LEAP/LAP there would be a large number of windows (24 double windows all serving habitable rooms) fronting the area and an area of amenity space for the apartment block with a low enclosure to ensure views would be retained. It is considered that there would therefore be adequate natural surveillance for the LEAP/LAP area.

The proposal includes small areas of open space on site, including a central square which would soften the areas of built form and hard standing, providing a visual relief between proposed dwellings.

The affordable units would be contained within 2 apartment blocks and 2 areas of dwellings, in 2 clusters one towards the north-east of the centre of the site, and one area to the south-east of the site. Whilst ideally, the affordable units would be distributed in more than 2 areas, the use of apartment blocks for these has led to there only being 2 clusters and the Housing Strategy and Enabling Manager and Officers consider this approach acceptable for this site. The affordable dwellings would be tenure neutral with the market dwellings. Whilst the apartment blocks are larger than the dwellings, they would not appear out of character with the wider site or be identifiable as affordable units due to their design, which would reflect wider character on the site.

The distribution of parking would include allocated off-street parking to the front of dwellings, garage spaces for dwellings, and unallocated visitor spaces in both bays and parking courts. There would be a small parking area for 10 vehicles to the rear of the northern apartment block, which would be shielded from view within the streetscene by surrounding development, apart from a carriage arch. There would also be 2 parking court areas in the south-eastern corner of the site, neither of which would be clearly visible from the main loop road due to their setting to the rear of street fronting dwellings. Both of these

would be of a modest size and planting would help to break them up and make the proposed areas of hardstanding less visually dominant.

The parking areas would be generally located to the front/side of dwellings where they would be overlooked by other dwellings which would provide natural surveillance.

- Impact on Residential Amenity

The application site bounds existing dwellings on Lower Weybourne Lane (to the north) and Wentworth Close (to the west). As the proposed development would largely face into the site, the layout would see the rear gardens of the proposed dwellings adjoining the existing rear gardens of these properties. This is considered to be a common relationship in residential areas which ensures that the built form is well separated from amenity space.

The Council's Residential Extensions SPD set out that the general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. These guidelines may be relaxed if the character of the immediate suggests that lesser distances may be appropriate.

The proposed layout plans indicates that there would be a distance of between 10m and 14m between the windows of proposed dwellings and the neighbouring amenity space. The distance between proposed windows and those of the neighbouring dwellings would exceed 21m in all cases. On this basis, the proposal could result in some limited overlooking resulting from proposed dwellings closest to the western boundary. The level of this would, however, be limited to the rear parts of some of the gardens that serve properties Wentworth Close. The existing and proposed planting along the western and northern boundaries would also help to minimise this impact.

The layout is generally spacious, avoiding unfavourable built relationships between proposed dwelling and the existing dwellings which bound the site.

In summary, the proposals are considered to appropriately protect the amenities of neighbouring residential dwellings. Where there would be modest impacts on existing dwellings these would not be significant. The proposal is therefore considered to comply with Policy TD1 of Local Plan (Part 1) 2018 in this respect.

- Parking Provision

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 (13)	1	13
2 bed (29)	2	58
3+ bed (63)	2.5	157.5
Total required spaces		228.5

The proposal includes the provision of parking spaces as set out below:

Allocated off-street parking	200
Garage spaces	31
Unallocated visitor spaces	33
Space by pumping station	1
Total	265
Total (excluding garages due to resulting triple tandem)	234

The minimum parking requirement on the site, in accordance with the Council's Parking Guidelines 2013 would be 228.5 parking spaces for the proposed development.

The parking provision on site would total 265 spaces, however, officers consider that the spaces allocated in garages, which would in effect be triple tandem parking, should not be included because it is unrealistic for occupants to regularly rely on triple tandem parking. As such, with the garage spaces excluded from the figures, the total parking provision on site would be 234. This would exceed the minimum requirement by 5.5 spaces, which would be policy complaint. Officers note that the parking provision would include a significant number of unallocated visitor parking spaces, however, note that the requirement of these is included within the parking spaces required for each size of dwelling within the Parking Guidelines.

The proposed parking spaces are suitably distributed throughout the site. The use of parking courts is limited with the majority of units having dedicated spaces in close proximity.

14.5 Scale

With the exception of 6 semi-detached dwellings in the centre of the site which would be 2.5 storey with accommodation in the roofspace, the dwelling houses are all 2 storeys in height. This would be in keeping with the surrounding development on Lower Weybourne Lane to the north and Wentworth Close to the west. Furthermore, the bulk and width of the proposed dwellings is not considered to be excessive, with a mixture of detached and semi-detached units.

The application also proposes two blocks of flats. The central element of the 2 blocks would be 2.5 storeys in height with a maximum height of 9.97m.

The height of individual dwellings varies from 7.6m to 9.04m, with a variety of roof forms/pitch types used. The focus upon 2 storey dwellings is considered to be reflective of the character of the area which is dominated primarily by two storey properties, although it acknowledged that Lower Weybourne Lane does feature a number of bungalows.

Proposed garages would be single storey in height. This appears appropriate and in keeping with the character of the surrounding area. The single storey elements add variation and help break up the built form proposed.

14.6 Standard of accommodation and amenity 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 Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers.

The proposal would provide for the following:

Market units:

House	No.	Bed no. & Person	Technical	Proposed	Does it
-------	-----	------------------	-----------	----------	---------

Type	units in site	no.	Space Standard (m ²)	Floorspace (m ²)	accord?
Peartree	3	1b2p	58	65	✓
Ashenford	11	2b3p	70	71.5	✓
Beauford	6	2b4p	79	81	✓
Byford	6	3b4p	84	90	✓
Amersham	2	3b(+study) 4p	79	92	✓
Ardale	2	3b4p	84	93.5	✓
Kingdale	4	3b4p	84	95.5	✓
Colton	4	3b4p	84	110	✓
Huxford	17	3b(+study)5p	93	108.5	✓
Elliston	2	4b6p	106	119.5	✓
Manford	9	4b(+study)6p	106	128.5	✓
Marford	7	4b(+dining/study)7p	115	145	✓

Affordable units:

House Type	Bed no. & Person no.	No. units in site	Technical Space Standard (m ²)	Proposed Floorspace (m ²)	Does it accord?
Shared ownership					
Flat (1BF)	1b2p	1	50	50	✓
Flat (2BF)	2b4p	7	70	71	✓
Benford	3b4p	3	84	85	✓
Affordable Rent					
Flat (1BF)	2b4p	9	70	71	✓
Flat (2BF)	2b4p	5	70	71	✓
Benford	3b4p	7	84	85	✓

As set out in the tables above, all of the proposed units (market and affordable) would comply with the Technical Space Standards. In addition, the proposed bedroom sizes would also comply. Officers consider this to be a significant merit of the proposal.

Officers are satisfied that the proposed dwellings would have sufficient light and outlook, which officers consider would result in an attractive living environment for future occupiers.

The majority of the proposed units would face into the site, with back-to-back garden arrangements. Those dwellings that would face other proposed dwellings would be separated by the proposed access loop road through the

site. This is a common relationship in residential developments and is considered to offer an acceptable level of amenity to future occupiers.

14.7 Provision of amenity space

An area of open space, which includes a LEAP and LAP, is proposed in the south-eastern corner of the site. There would also be a pedestrian link, via a public footpath (Footpath 103) that runs east-west to the south of the site, with an off-site LAP at Wentworth Close in the south-western corner of the site.

The Council's Greenspaces Manager has been consulted on the application and notes that it is a shame that the open spaces and playground provision would be located to the south eastern corner, rather than in a central location within the site which could provide a central landscape feature. However, the constraints of the site are such that by locating the LEAP and LAP in the south eastern corner, a larger area is able to be provided.

Officers consider the space provided to be sufficient to meet the LEAP and LAP FIT guidance. The positioning of the playspace areas within the site would be such that natural surveillance would be afforded and they would be accessible to future occupants of the site as well as residents in the wider area. The management of the proposed play areas would be via a Management Company and this would be secured as part of a S106 Agreement should permission be granted.

With regard to amenity space, each dwelling would benefit from its own private amenity space in the form of a rear garden. These areas would be of varying shapes and sizes, but it is considered that all would be of an adequate size for the properties which they would serve. Areas of communal space would be provided adjacent to the flatted buildings. With regard to the flatted block to the south eastern corner, a low level hedge to create an enclosed area of amenity space immediately adjacent to the building. The northern flatted building would be provided with an amenity space to the rear to enable occupiers to hang out washing. Whilst this reliance upon the public open space is not ideal, due to the lack of privacy, this is nonetheless a good usable area of space.

In light of the above, it is considered that the proposal would provide for a suitable level of playspace and amenity space in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1).

14.8 Infrastructure

As part of the Reserved Matters proposal, the proposed housing mix has significantly changed since the indicative outline mix.

Infrastructure contributions were sought as part of the outline permission WA/2015/2283 comprising the following contributions:

- Transport Infrastructure contributions
- Education Contributions (Early years, primary and secondary)
- Sport pitches
- SANG contribution

The proposed change in mix would impact on the infrastructure contributions required to mitigate for the development.

Consultation with the relevant providers has confirmed that the contributions would need to be amended to the following contributions:

Contribution	Agreed at Outline	at To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£45,440
Education – secondary years	£302, 828	£355,575	£52,747
SANG contribution	£231,069	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£4,619
Transport	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£118,230

14.9 Waste, recycling and cycle stores

In terms of waste and recycling, the layout has been designed so that there would be adequate kerbside bin collection points. Bins for houses would be able to be stored in gardens with access through gates for all units. The proposed flatted blocks would have communal bin storage at ground floor level.

Owing to the proposed loop road formation, refuse collection vehicles would be able to access the majority of units in forward gear. Sufficient space

existing for the turning of vehicles where this is not the case. A refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle.

The Council's Waste and Recycling Officer has noted that the developer would need to pay for any standard refuse bin and any bulk bins for both recycling and waste, in accordance with the Council's guidance on refuse and recycling provision for new homes.

Dwellings with garages would have sufficient space for storing bicycles to the rear of the garages. Cycle storage in form of sheds would be provided to dwellings without garages. Communal cycle storage would be provided to the flatted buildings. Officers are satisfied that sufficient storage space would be provided for all proposed units.

The proposed stores are considered to be of an appropriate scale such to accommodate both cycle storage and waste and recycling. The appearance of the stores is typical of residential outbuildings.

The proposal makes appropriate provision for waste, recycling and cycle storage.

14.10 Highways

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

As noted above, the means of access to the site was agreed as part of the outline application. However, the County Highway Authority has undertaken an assessment of the reserved matters application in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to conditions.

14.11 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 was therefore accepted at the outline stage, pursuant to application number WA/2015/2283, subject to conditions. 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.

The Lead Local flood Authority has also commented that the following should be addressed as part of any future discharge of conditions application.

- Confirmation of the proposed impermeable area generated by the site.
- Topographical survey information should be used to show a naturalised pond, and bank lengths that fit with the natural topography.
- Evidence that the Green Lane ditch does not extend (via a pipe) further to the north.
- Acknowledgement that as the existing Green Lane ditch is an Ordinary Watercourse and therefore Land Drainage Consent will be required from SCC as LLFA for any works associated with the ditch.

It should be noted that since the submission of this reserved matters application, an application for the construction of a swale and pond for drainage attenuation for the proposed development, pursuant to application number WA/2019/1514, has been approved.

14.12 Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications

There are no implications for this application.

14.13 Environmental Impact Regulations 2017

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2017 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

14.14 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 paragraphs 186-187 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.

Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;

Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

15. Town Council and or Third Party Representations

Officers note the comments received from neighbouring occupiers and third parties regarding the proposal. These comments have been addressed in the above report and below, where applicable.

- The principle of development was approved pursuant to the outline application.
- The applicant has set out how the results of the Community Consultation were addressed in this submission.
- Whilst it is noted that a separate Deed of Variation application has been submitted to seek to utilise an alternative SANG, the applicant is also seeking to vary the existing legal agreement to ensure the correct contributions to the Thames Basin Heaths SPA mitigation strategy are secured.
- The management of the proposed open space would be secured via legal agreement.
- Biodiversity and ecological concerns were addressed in the outline application and via conditions attached to that permission.

16. Conclusion

The principle of development has already been established through the granting of outline permission for the erection of 105 residential dwellings including access.

The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area. The development would provide sufficient separation to neighbouring dwellings to

avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents having regard to proposed separation distances, light, outlook, privacy and the size of accommodation.

The proposed level of car parking is considered to be acceptable and would exceed the Council's Guidelines.

With regards to the impact on adjacent trees, some concern is raised with regard to the relationship between the proposed development and the existing trees and hedging which forms a historic landscape feature on the western boundary, with the rear of the dwellings on Wentworth Close. The Arboricultural Impact Assessment submitted recognises that Plot 24 to the south western corner of the site would have a poor relationship with the bounding trees such that some tree/vegetation removal would be required. Plots 16 and 20-23 have similar issues. Further, it is noted that there may be some pressure to reduce the branching of the trees in order to accommodate the build of the development on this boundary. This is a negative aspect of the proposal that would need to be weighed in the planning balance. Owing to the benefits of the proposal in the form of the provision of market and affordable housing, the provision of open space and wider landscaping improvements, Officers consider that the potential for the removal of some trees due to the pressure of development would not be sufficient to warrant refusal of the scheme. The harm would be outweighed by the benefits of the scheme.

Whilst some concern is raised regarding the likely impact of proposal on the hedgerow and trees which form a historic landscape feature on the western boundary in terms of the potential pressure to remove branches to accommodate development, the proposed landscaping, and in particular the provision of open space in the south eastern corner of the site and tree planting / landscaping would be appropriate having regard to the quantum of development proposed.

The landscaping details would also be acceptable having regard to residential amenity, amenity space and biodiversity considerations subject to appropriate conditions. On this basis, on balance, the proposed landscaping is considered to be acceptable.

It is therefore concluded that the proposed development would be in accordance with the aims and objectives of the Local Plan and the NPPF and would be suitable to the site and surrounding area. There are no adverse impacts that would outweigh the benefits. As such, it is recommended that the

Reserved Matters of Layout, Scale, Appearance and Landscaping be approved.

Recommendation

That, the Reserved Matters of Layout, Scale and Appearance be APPROVED subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend the infrastructure contribution figures by 27/02/2020.

1. Condition:

The plan numbers to which this permission relates are:

Layout and access:

2797-A-1000-PL-B

2797-C-1005-PL-H

2797-C-1010-PL-C

2797-C-1011-PL-C

2797-C-1021-PL-C

2797-C-1022-PL-C

2797-C-1023-PL-C

2797-A-1024-PL-B

2797-C-1025-PL-C

2797-A-3075-PL-B

16027-WIE-ZZ-XX-DR-C-05001-P05

16027-WIE-ZZ-XX-DR-C-05002-P05

16027-WIE-ZZ-XX-DR-C-05003-P05

16027-WIE-ZZ-XX-DR-C-95001-P04

House Type Elevations and Floorplans:

2797-C-3000-PL-C

2797-C-3001-PL-C

2797-C-3005-PL-D

2797-C-3006-PL-D

2797-C-3007-PL-D

2797-C-3008-PL-B

2797-C-3010-PL-C

2797-C-3015-PL-C

2797-C-3020-PL-C

2797-C-3021-PL-D

2797-C-3022-PL-D

2797-C-3025-PL-C

2797-C-3030-PL-B

2797-C-3035-PL-B

2797-C-3040-PL-C
2797-C-3050-PL-C
2797-C-3051-PL-B
2797-C-3055-PL-C
2797-C-3060-PL-C
2797-C-3065-PL-C
2797-C-3070-PL-B
2797-C-3071-PL-B
2979-A-3100-PL-C
2797-C-3101-PL-F
2797-A-3105-PL-D
2797-C-3106-PL-E

Landscaping and Trees:

TWWL22444 11D Sheet 1
TWWL22444 11C Sheet 2
TWWL22444 11D Sheet 3
TWWL22444 11C Sheet 4
TWWL22444 11D Sheet 5
TWWL22444 12C Sheet 1
TWWL22444 12C Sheet 2
TWWL22444 12C Sheet 3
TWWL22444 12C Sheet 4
TWWL22444 12C Sheet 5
TWWL22444 20
TWWL22444 30
TWWL22444ts B

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

2. Condition:

Works shall be carried out in accordance with the Tree Protection Plan, Arboricultural Impact Assessment and Method Statement (TWWL22444 03 C). 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 retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

3. Condition:

No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

4. Condition:

The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade or business.

Reason:

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policies ST1 and TD1 of the Local Plan Part 1 (2018).

5. Condition:

Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (TWWL22444 20) further details relating to the equipment to be installed in the Local Equipped Area of Play and the Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided and made available for use in full accordance with the approved details prior to the first occupation of the development, and thereafter maintained.

Reason:

To ensure that the development makes appropriate provision for children's play in accordance with Policy LRC1 of the Local Plan (Part 1) 2018.

6. Condition:

Prior to the first occupation of the dwellings here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

7. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed at first floor level or above, without the written permission of the Local Planning Authority.

Reason:

To safeguard the privacy of neighbouring occupiers and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and TD1 of the Local Plan (Part 1) 2018.

8. Condition:

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

Reason:

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

3. In respect of Condition 2 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property Naming on Waverley's website.
5. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.