

A1 WA/2016/0517
Cala Homes (South Home Counties)
Ltd
18/03/2016

Erection of up to 125 dwellings together with public parkland with mixed use including orchard, food growing and wildlife habitat and associated works (details pursuant to WA/2014/1038) (as amplified and amended by Construction Environmental Management Plan received 13/04/2016; Appendix D of Sustainable Drainage Plan rec'd 14/04/2016; Tree Protection Plan and Arboricultural Impact Assessment, plans, email, accommodation schedule, transport statement rec'd 27/06/2016; Bedroom size schedule rec'd 11/08/2016; plans received 18/08/2016 and 19/08/2016 and landscape plan received 30/08/2016) at Land South Of Amlets Lane And North Of Roberts Way, Cranleigh

Committee: Joint Planning Committee
Meeting Date: 14 September 2016

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 506319 N: 140093

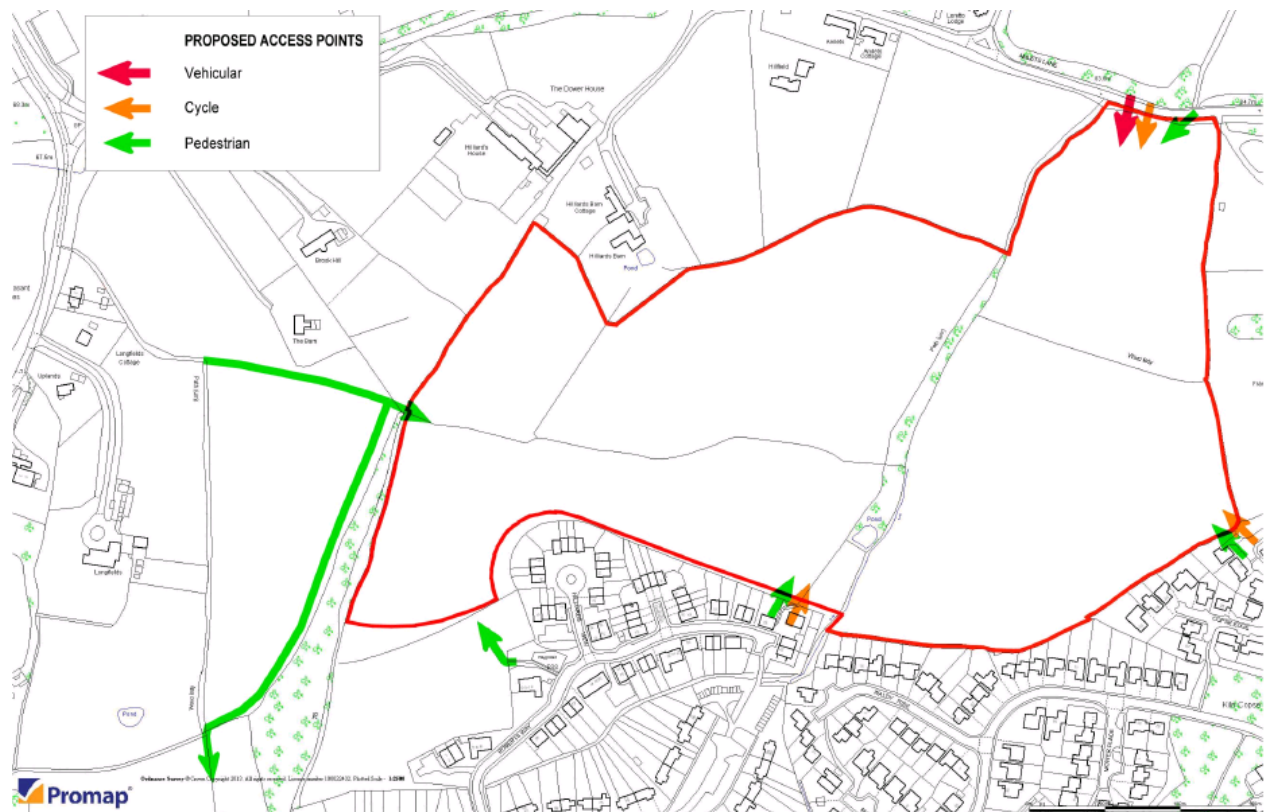
Parish: Cranleigh
Ward: Cranleigh East
Case Officer: Jennifer Samuelson
13 Week Expiry Date: 17/06/2016
Neighbour Notification Expiry Date: 06/05/2016
Neighbour Notification
Amended/Additional Expiry Date: 22/07/2016
Time extension agreed to: 16/09/2016

RECOMMENDATION That Reserved Matters be AGREED

Introduction

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

Location or Layout Plan



Site Description

The application site measures approximately 13.2 hectares and is located to the north of Cranleigh, abutting the northern limits of the settlement.

The site comprises 5 No. agricultural fields sown to grass subdivided by well vegetated consistent boundaries formed by mature tree lines and hedgerows. The site is flanked to the south by residential development, to the east by 2 properties set within extensive grounds, to the west by a woodland 'wedge' extending from the village to Amlets Lane and further by open agricultural fields, and to the north by Amlets Lane and further by the grounds of St Joseph's School.

A watercourse, Nuthurst Stream, enters the site at its northern boundary, through a culvert under Amlets Lane, after which it flows through the centre of the site as an open watercourse until it reaches the southern boundary at which point it enters a culvert and flows into the existing residential area to the south. In addition, a number of field ditches exist along the field boundaries within the site.

Overhead power lines supported on wooden poles cross the site.

Public footpath No. 346, enters the site from the north at Amlets Lane, charts a straight south-west path, until it reaches the residential development to the south at Roberts Way.

Vehicular access to the site is gained from of a number of points off Amlets Lane and by an access point from Roberts Way.

The site slopes gently from high land at the western and eastern boundaries downwards towards the Nuthurst Stream running through the centre of the site. The land at the western and eastern boundaries is up to approx. 83m AOD, sloping down to Nuthurst Stream which is approx. 80m AOD at the northern extent of the site and 72m AOD at the southern extent of the site.

Despite its size, views into the application site are largely obscured by existing well established vegetation. However, there are some views into the site from Amlets Lane and from the dwellings which abut the southern extreme limit of the site. Views are also readily available from the footpath which runs through the site. Further, there are some views from the North West through dense tree cover.

Background

Section 92 of the Town and Country Planning Act 1990 defines "Outline Planning Permission" as planning permission granted with the reservation for subsequent approval by the local planning authority of matters not particularised in the application ("reserved matters").

Part 1 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines "Reserved Matters" as access, appearance, landscaping, layout and scale. Outline permission was granted under Ref WA/2014/1038 for up to 125 dwellings and a mixed use community building together with public parkland and associated works with all matters reserved. The current application seeks the "reserved matters" (appearance, landscaping, layout, scale and means of access) for approval.

A definition for each of the reserved matters is contained within the Town and Country Planning (Development Management Procedure) (England) Order 2015 where it states:

"scale" means the height, width and length of each building proposed within the development in relation to its surroundings;

“appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

“landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“means of access” means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted, or, as the case may be, in respect of which an application for such a permission has been made.

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

In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the outline planning permission reference WA/2014/1038 was granted. Since the granting of the outline planning permission on 20 November 2014, the

Development Plan remains as the Local Plan 2002 and the NPPF 2012 remains in force.

On 19th July 2016 the Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period commenced in early August. In accordance with paragraph 216 of the NPPF, weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it. It is considered that significant weight can be given to the Pre-submission Plan following the Pre- Submission Plan document publication on Friday 19 August, given its history of preparation thus far, the iterations of it and the extent of consultation and consideration on it to date. The weight afforded to the Draft Local Plan will increase as the Plan progresses through Examination and onto its adoption in 2017.

Since the outline permission was approved, two applications have been determined which sought to vary/remove conditions on the outline permission. WA/2016/0848 sought to remove Condition 31 which required the development to meet the Code of Sustainable Homes standards. This application was approved due to the abolition of the Code of Sustainable Homes in March 2015. The development, if approved, would still be required to meet Part L of the Building Regulations with regard to energy efficiency.

WA/2016/0998 sought to vary Condition 40 of the outline permission to change the wording from pre-commencement to prior to occupation with regard to details of sewerage systems. This application was refused because the matter goes to the heart of the permission due to the insufficient capacity of existing infrastructure and any commencement of development before agreement of these details could prejudice the ability to provide a suitable sewerage system.

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

Proposal / the reserved matters

This application comprises the information which was reserved for future consideration (reserved matters) by way of planning Condition 1 imposed on outline permission Ref WA/2014/1038. The reserved matters were layout,

scale, appearance, landscaping and access. It is these matters which are now before the Committee for consideration.

The outline planning permission established the principle of the development and conditionally approved general location of access, improvements to footpath 346, and details of drainage and surface water run-off. These matters are the subject of planning conditions imposed upon the outline planning permission.

The outline application proposed the erection of up to 125 dwellings which included 40% affordable dwellings (within the meaning of the NPPF). Whilst an indicative mix was proposed at the outline stage, this reserved matters application confirms that the following mix of dwellings is proposed:

Market homes

Bedrooms	Number of units proposed	SHMA recommended mix
1	5 (6.6%)	10 %
2	21 (28%)	30%
3	29 (38.6%)	40%
4+	20 (26.6%) (8 x 4 bed / 12 x 5 bed)	20%
Total	75	100%

Affordable homes

Bedrooms	Number of units proposed	SHMA recommended mix
1	11 (22%)	40%
2	24 (48%)	30%
3	15 (30%)	25%
4+	0 (0%)	5%
Total	50	100%

Total mix

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total number of units	16	45	44	20	125
% of overall	13%	36%	35%	16%	100%

amount					
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The total numbers of dwellings, including number of affordable dwellings (40%) remains the same as within the outline permission.

The mix of market dwellings now proposed would differ slightly to that indicated at outline stage, and would now include a slightly lower level of one bed units (5 instead of 8), a lower level of 2 bed units (21 instead of 23), a slightly higher number of 3-bedroom dwellings (29 instead of 25) and a slightly higher level of 4+ dwellings (20 instead of 19).

The proposal would differ from the outline, in that the application seeks to provide seven custom-build dwellings rather than self-build. This is subject to a Deed of Variation currently under consideration.

The mix of affordable dwellings now proposed would additionally differ slightly to that indicated at outline stage, and would include the same number of one and two bedroom dwellings (11 and 24 respectively), a higher number of 3 bedroom dwellings (15 rather than 12) and a lower number of 4+ bedroom dwellings (0 rather than 3).

The tenure split of affordable housing would additionally be slightly different from that agreed within the Section 106 for the outline application, for which a Deed of Variation is currently under consideration. The tenure split would be 50:50 social rented and shared ownership, rather than 76% rented and 24% shared ownership.

However, it is considered that this mix would remain broadly consistent with the requirements of the SHMA and Policy H4 by providing the greatest number of 2 and 3 bedroom dwellings within the scheme.

1. Layout

The submitted plans show 125 dwellings spread within the site within two main areas of development separated from north-south by Nuthurst Stream, the public footpath and a woodland belt. A central spine road, accessed from Amlets Lane would split to serve the two halves of the development. The outline permission conditioned that the vehicular site access point be in broad accordance with that shown on the outline plans, to be accessed from Amlets Lane.

The proposed layout would generally follow a perimeter block approach with small cul-de-sac developments within the blocks. In a change from the

indicative layout submitted at outline stage, the proposal has reduced the number of perimeter blocks within the site, to include a fewer number of larger perimeter blocks. The layout would include pedestrian and cycle links throughout the development to provide permeability through the site.

The affordable housing would be provided within the apartment buildings located to the south west of the site and adjacent to the southern extent of the public footpath, as well as in small clusters to the north east, south east and south west of the site.

The proposal would include custom build units (Unit type 7 and 7a) which would be located along the southern boundary and to the south of the community orchard and allotments to the west.

Parking would be provided comprising a mix of on-plot parking, garaging and parking courts.

The proposed development would incorporate a central spine of open space, a community orchard and allotment area, two children's play areas (one centrally at the south of the site and another at the south west corner), as well as SUDS features and small areas of open green space adjacent to the road network.

2. Scale

The submitted plans indicate that the proposed dwellings would be principally two storeys in height, with single storey elements such as garaging and porches, with a number of bungalows located throughout the site, but notably along the south east boundary of the site. The two proposed apartment buildings would be 2.5 storeys in height and would be located in the south west corner of the site and at the southern extent of the public footpath.

The heights of the proposed dwellings would vary between 6m and 9.5m. A variety of design and scale of dwellings are proposed throughout the site, consisting of detached, semi detached, terraced and bungalows. The height of the two storey dwellings vary between 8 and 9.5m. The apartment block buildings have multi-level ridges, with a minimum height of 8.5m and maximum height of 11m on the 2.5 storey sections of the buildings.

3. Appearance

The proposal provides for several 'unit' types of dwellings which would incorporate traditional materials including tile hanging, red brick and areas of render.

The proposed development would utilise pitched roofs, canopies and bay windows, together with brick chimneys and plinth detailing. The proposed scheme is characterised by a mix of gable as well as hipped roofs.

The design and appearance of the dwellings would be traditional Surrey vernacular.

The Design and Access Statement states that:

- Boundary treatments, surface and landscaping to the frontage of the properties have been designed to create a village ambience.

4. Landscaping

The application plans show that the central spine of trees that run adjacent to the public footpath would be retained, as well as a number of existing trees along the existing field boundary lines within the site. The proposal would include a landscape and ecological buffer along the outer boundaries of the site.

The land adjacent to Amlets Lane would be retained free from development and would be landscaped with tree planting as an ecological and landscape buffer.

The proposal would create a green corridor either side of the public footpath to include SUDS features such as swales and ponds, and would include a LEAP at the southern extent of the corridor.

Further, a swale would be located at the south western corner of the site, to the rear of the proposed apartment building. The community orchard and allotment would be located at the western extent of the site.

The Design and Access Statement states that the following principles have been applied to the landscaping:

- Retention of the existing woodland boundary which encapsulates the site and offers visual containment.
- Primary movement routes is characterised by rich planting and deep verges alongside large parkland expanses and existing tree groups which traverse the site.
- A sequence of public open spaces create a green link that weaves through the site, offering focal points which soften and break up the built form

- Pedestrian green routes connect the peripheral woodland, providing permeability and connectivity, together with a woodland walk and play space.

5. Access

The vehicular access to the site would be taken from Amlets Lane, in accordance with Condition 19 of the outline permission which states:

Condition

The development here by approved shall not be commenced unless and until the proposed vehicular access to Amlets Lane (d191) has been constructed and provided with visibility zones in general accordance with Mayer Brown's Drawing No. MBSK140725-1 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

The proposed access point shown on the block plan under this application reflects that of the plan mentioned within the condition above.

The site would additionally have five pedestrian and cycle access points which would formalise existing desire lines and an existing Public Right of Way, thereby linking the site to Copse Edge, Roberts Way (x2), Amlets Lane and the fields to the west.

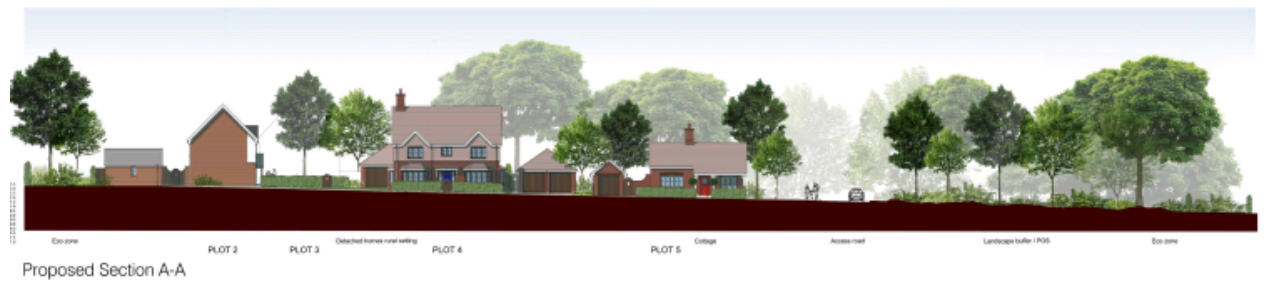
Within the site, the proposed scheme would include a network of footpaths and cycleways which would connect the western and eastern elements of the site.

Proposed site plan



Proposed streetscenes

Streetscene 1



Streetscene 2



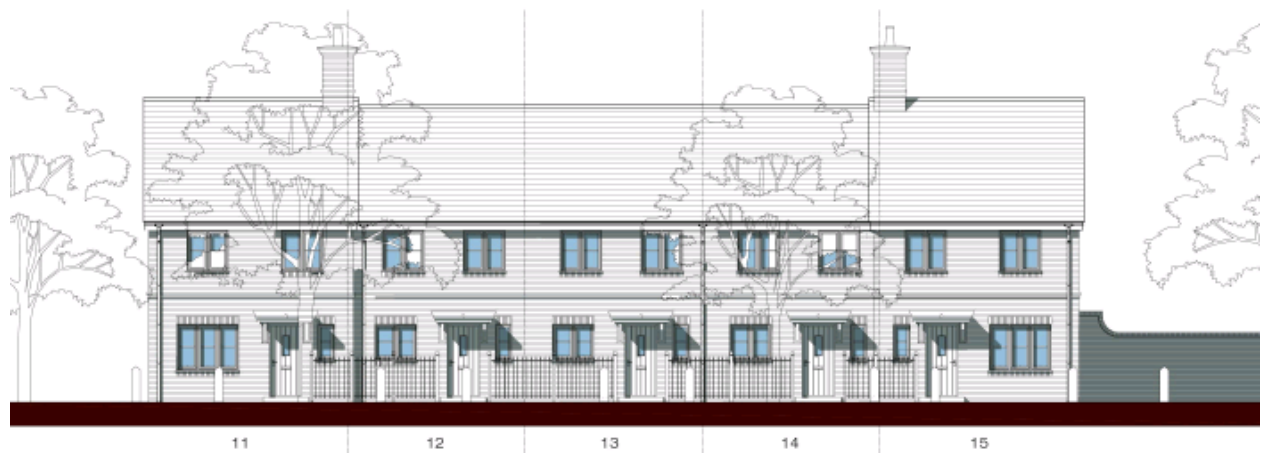
Streetscene 3



Streetscene 4



Streetscene 5: affordable terraced housing



Elevations (selection; not all proposed dwelling types)

1 bed bungalow



Front Elevation

3 bed detached market dwelling



5 bed detached market dwelling



Apartment building 1: 1 and 2 bed flats (Plots 75 - 84)

Rev 01/18/2024/01/11



North Elevation



East Elevation



West Elevation



South Elevation

Apartment building 2: 1 and 2 bed flats (Plots 100-112)



East Elevation



North Elevation



West Elevation



South Elevation

Relevant Planning History

S52/2016/0003	Request to modify a section 106 agreement in respect of affordable housing and self-build units.	Pending Decision	
WA/2016/0998	Application under Section 73 to vary Condition 40 of WA/2014/1038 (pre commencement condition for sewerage systems).	Refused	10/08/2016
WA/2016/0848	Application under Section 73 to remove Condition 31 of WA/2014/1038 (requirements to meet sustainable homes code) (as amplified by email received 16/06/2016).	Full Permission	20/06/2016
WA/2014/1038	Outline application for the erection of up to 125 dwellings and a mixed use Community Building (Classes D1 and B1a) together with public parkland with mixed use including orchard, food growing and wildlife habitat and associated works with all matters res	Outline Consent Granted	20/11/2014
SO/2014/0002	Request for Screening Opinion for proposed residential development of approximately 150 dwellings with associated community infrastructure.	EIA Required Screening Direction from Secretary of State issued: EIA not required	03/03/2014 19/05/2014

Planning Policy Constraints

Countryside beyond Green Belt - outside of defined settlement
 Site of High Archaeological Potential (south west part of site)
 Footpath 346
 Section 106 Agreement (WA/2014/1038)
 Potential contaminated land (north east part of site)

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

D1	Environmental Implications of Development
D2	Compatibility of Uses
D3	Resources
D4	Design and Layout
D5	Nature Conservation
D6	Tree Controls
D7	Trees, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
D13	Essential Infrastructure
D14	Planning Benefits
C2	Countryside beyond the Green Belt
C7	Trees, Woodlands and Hedgerows
C12	Canals and River Corridors
HE14	Sites and Areas of High Archaeological Potential
HE15	Unidentified Archaeological Sites
H4	Density and Size of Dwellings
H10	Amenity and Play Space
CF2	Provision of New Community Facilities
RD9	Agricultural Land
M1	The Location of Development
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M14	Car parking Standards

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) therefore remains the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. In line with paragraph 215 due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The report will identify the appropriate weight to be given to the Waverley Borough Local Plan 2002.

The Council is in the process of replacing the adopted 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Non-Strategic

Policies and Site Allocations) will follow the adoption of Part 1. The new Local Plan builds upon the foundations of the Core Strategy, particularly in those areas where the policy/approach is not likely to change significantly. On 19th July 2016 the Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period commenced in early August. In accordance with paragraph 216 of the NPPF, weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it. It is considered that significant weight can be given to the Pre-submission Plan following the Pre- Submission Plan document publication on Friday 19 August, given its history of preparation thus far, the iterations of it and the extent of consultation and consideration on it to date. The weight afforded to the Draft Local Plan will increase as the Plan progresses through Examination and onto its adoption in 2017.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Strategic Housing Land Availability Assessment (2014 update)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Draft 2010 and factual update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- 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 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Surrey Design Guide (2002)
- Surrey Hills Management Plan (2014-2019)
- Employment land review (update 2011)
- Council's Economic Strategy 2015-2020
- Cranleigh Design Statement 2008

- National Space Standards 2015

Consultations and Parish Council Comments

<p>County Highway Authority</p>	<p>The Highway Authority are satisfied that the reserved matters application is compatible with the access arrangements agreed under outline permission.</p> <p>The design and location of the parking spaces are acceptable and all accord with the minimum size requirement of 2.4 x 4.8m. The Highway Authority are satisfied that a large refuse vehicle can access all parts of the site, and enter and exit in a forward gear.</p> <p>The main access road, within the site, measures 5.5m wide. Manual for Streets guidance states that this width is sufficient to allow two goods vehicles to pass. A 5.5m wide single access can serve up to 300 dwellings, even with parking on one side of the road.</p> <p>The secondary roads within the site have a width of 4.8m which would be sufficient to allow a car to pass a goods vehicle.</p> <p>Finally, there are some roads proposed serving only a small number of houses or a parking area which measure 4.1m which would be sufficient to allow two cars to pass.</p> <p>Confirm that the proposed road widths are acceptable on highway safety grounds.</p> <p>No objection subject to conditions and informatives.</p> <p>Officers note: The recommended conditions have previously been imposed on the outline permission.</p>
<p>Cranleigh Parish Council</p>	<p>Objection:</p> <ul style="list-style-type: none"> - Concerns were raised over the pumping

station and the potential for power failure. Safeguards should be put in place to successfully manage a power failure. Poor mobile signal in the area so a power failure should not rely on mobile signal.

- The surrounding area is unable to cope with Greenfield runoff and would like to see a proposed drainage system creating a betterment to the area rather than matching greenfield runoff. The plans provided did not provide details for zone 5.
- It is recommended that Surrey County Council inspect the SUDS at regular periods. Concerns raised over testing the SUDS before the maintenance is handed to a private company. The Committee would like to see the details of the agreement with the private company included.
- Due to the formation of the land along the Copse Edge it is requested that the develop visit the site to fully understand how the water runoff would affect the local area, as there is a potential to inadvertently create a rush of water towards the homes on Copse Edge.
- Support Thames Water's Grampian style condition as current sewage system is at capacity.
- The natural springs in the area have not been taken into account. Recommended that a series of boreholes are completed across the site to ensure foundations will be secure.
- The site is unsustainable from a public transport point of view as nearest stops are Guildford Road and Ewhurst Road.
- It appears some of the proposed footpaths lead nowhere. This needs to be clarified.
- The traffic calming suggestion of a

	<p>40mph speed limit is insufficient and potentially too fast for the nature of the road. Other methods should be investigated that are realistic and sufficient for the road.</p> <ul style="list-style-type: none">- Construction vehicles would not be able to pass each other along Amlets Lane, conditions should be imposed for directional movement of construction traffic.- The residents and the Parish Council should be kept informed of the times of deliveries as it is key to avoid school drop off and pick up times as Amlets Lane is used to access four local schools. Any evening works or deliveries would be inappropriate and would add to negative impact on residents. Confirmation should also be given that all parking would be on site only.- Any grass verges that are damaged by construction traffic should be repaired and maintained during the construction process by the developers. This should be a planning condition.- In the outline plans, bungalows were placed on the south east side of the site as Copse Edge are bungalows. This is not now the case. To be in keeping with the area, it is suggested that the bungalows are returned as per the outline.- Confirmation should be given to local residents that another entrance/exit to the site would not be put in place that would lead onto neighbouring roads, Summerlands, Copse Edge and Waldy Rise.- The original community hub building would have more use and appeal in Cranleigh than a community building, and would support a community/business hub on the site.
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	<ul style="list-style-type: none"> - Given the site is one of the highest viewpoints of Cranleigh, it is recommended that minimal lighting is used. - The site should be completely boarded with public rights of way still accessible to prevent anyone accessing the site during construction. - Protection should be given to the 40% affordable housing. This should be conditioned. - Confirmation should be given that trees on site will remain.
Surrey Hills AONB Adviser	<p>The proposed layout shows the housing set back from Amlets Lane. A bend in the access road would reduce views from Amlets lane into the development and the landscaped area between the housing and Amlets Lane would be outside residential curtilage. As such, no concerns that the proposed development would adversely impact the setting of the AONB to the north.</p>
SCC Archaeologist	<p>The proposed Written Scheme of Investigation is acceptable. The archaeological condition should remain in place until a report has been received and any mitigation works that may be required have been carried out.</p> <p>The proposed amendments to the scheme would not alter the previous advice.</p>
SCC Rights of Way	<p>Requested that the plans be modified to include the addition of a speed table where Footpath 346 crosses one of the access roads within the site. Request a condition for the table to be installed to SCC standard detail design.</p> <p>The surfacing specification for footpath 346 should be more robust and the surface made wider to 3 metres. The width of the footpath should be recorded as a condition of any consent.</p> <p>Disappointed the footpath would not be</p>

	upgraded to a bridleway.
Surrey Wildlife Trust	No comment received.
Lead Local Flood Authority	<p>The proposed drainage scheme satisfies the requirements set out in Condition 39 of the outline permission.</p> <p>The properties to the north (area marked 2) would be picked up by the proposed surface water drainage system which would take the water to ponds in the west. The roof and driveway drainage for the properties directly adjacent to Copse Edge, on the south east boundary, would be joined up to the surface water drainage system. The only water that would flow south would be from the gardens that back onto Copse Edge. A swale located between the proposed new properties and Copse Edge and Summerlands would intercept the small amount of runoff that would occur. This would allow the water to collect and slowly infiltrate in medium level rainfall events and transfer along the swale to the west in higher events.</p> <p>The formal new Surface water system would intercept the vast majority of the flow which would have previously flowed across the site to the south. Whilst it may not be a betterment (which could be argued), it would not make things worse. Therefore no objection.</p> <p>However, were permission to be granted further conditions should be imposed to seek detailed design drawings and verification of the SUDS scheme once implemented.</p>
Environment Agency	Unable to provide comments on the application – not a statutory consultee for reserved matters application. Applicant should contact the EA to establish if consent is required or an environmental permit or exemption required for works within 8 metres of the top of a bank of designated main river.
Natural England	The proposal is unlikely to affect any statutory

	<p>protected sites or landscapes; Should apply standing advice to protected species.</p> <p>Development includes areas of priority habitat and as such the LPA should aim to conserve and enhance biodiversity. Proposal may provide opportunities for biodiversity and landscape enhancements.</p>
Thames Water	<p>Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of the application. If permitted, a Grampian style condition should be imposed requiring a drainage strategy detailing on / off site drainage works.</p> <p>Surface Water Drainage – applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on – off site storage.</p> <p>The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. A condition should therefore be imposed requiring an impact study on existing water supply.</p> <p>Officers note: The recommended conditions have previously been imposed on the outline permission.</p>
Southern Gas Network	The high pressure assets would not be affected by the proposal.
Council's Environmental Health Officer - contaminated land	Environmental assessment reports were assessed at outline stage and significant contaminated land issues were not identified. Specific planning conditions not recommended.
Council's Environmental Health Officer - Air Quality	The development is in a semirural location with less significant air quality impacts. However, the application site would increase vehicular traffic which would have a significant additional effect on air quality in this location as occupants are likely to commute to their work, educational and shopping destinations.

	<p>No objection subject to conditions</p> <p>Officers note: The recommended conditions have previously been imposed on the outline permission.</p>
<p>Council's Environmental Health Officer - Construction Environmental Management Plan (CEMP)</p>	<p>No additional comments over and above those made at outline stage. The CEMP should be adhered to throughout the development.</p> <p>Noted that the railway station mentioned within the CEMP no longer exists.</p> <p>Officers note: The CEMP is subject to agreement of the LPA under Condition 5 imposed on the outline permission.</p>
<p>Council's Waste and Recycling Officer</p>	<p>The roads within the development will need to be capable of accommodating a collection vehicle 2530mm wide and 9840mm in length, with a maximum gross weight of 26 tonnes. Suitable turning provision should be included.</p> <p>For the 102 houses, the following bin storage would be required:</p> <ul style="list-style-type: none"> 1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre garden waste bin (optional) 1 x 23 litre food waste green kerbside caddy <p>For Apartment block 75- 84:</p> <p>The nearest accessible position of the collection vehicle should be within 25m of the bin stores shown on the relevant plans. The apartment building would require 1 x 1100 litre black, flat lidded refuse bin, 5 x 240 litre blue recycling bins, 1 x 140 litre communal food waste bin.</p> <p>For Apartment block 100-112:</p> <p>The nearest accessible position of the collection vehicle should be within 25m of the bin stores shown on the relevant plans. The apartment building would require 2 x 1100 litre black, flat lidded refuse bin, 10 x 240 litre blue</p>

	recycling bins, 1 x 140 litre communal food waste bin.
Forestry Commission	No comment received
Ramblers Society	The footpath 345 is to be upgraded and linked to 350 north of the site. This would be a welcome improvement for users of the PROW network.
Auto-cycle Union Ltd	No comment received
British Horse Society	No comment received
Byways and Bridleways Trust	No comment received
Cyclists Touring Club	No comment received
The Open Spaces Society	No comment received
British Driving Society	No comment received
Police Architectural Liaison Officer	No comment received
Director of Public Health	No comment received
NHS England	No comment received
Guildford and Waverley Clinical Commission	No comment received
Health watch	No comment received
Scottish and Southern Energy Plc	No comment received

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 15/04/2016, site notices were displayed around the site 25/04/2016 and neighbour notification letters were sent on 31/03/2016.

2 letters have been received raising the following general observations:

- No reason to re-undertake the survey of resident’s opinions
- No provision of self build, as per the outline
- Would all boundaries be fenced to avoid encroachment into wooded areas?
- What is the pathway to the rear of Plot 27?
- Who would be responsible for the maintenance and future trimming of protected trees?

54 letters have been received raising objection for the following reasons:

Design	<ul style="list-style-type: none"> - Higher density bordering Summerlands and Copse Edge - Should provide LEAPs and LAPs - Previous discussions at Outline Stage identified bungalows opposite and set back from Summerlands, Waldy Rise and Copse Edge, not two storey dwellings. This would be more appropriate - Buildings in the area suffer from subsidence and are built on piles. Has this been addressed? - Too many houses - Proposed open space would be beneficial but would not be adequate substitute for existing open fields. - Outline agreed self build which are not included within this application.
Infrastructure	<ul style="list-style-type: none"> - No infrastructure plans for improvement of roads, general amenities or policing - Local lanes are not suitable for increased traffic as narrow, often wet and have poor visibility - Amlets Lane is a dangerous road - No pedestrian pavement along Amlets Lane creating safety risks. - 40mph signs on Amlets Lane will not be sufficient. - Challenge the assumption that Amlets Lane measures 5.5m. Widest points of lane are 5.63, 5.32, 5.3, 5.08 and 4.8m. An HGV is 2.55m, so at least 5.10 is required to fit two passing each other, with considerable damage to both. - Doctors and schools already under immense pressure and cannot support the additional housing under this site and others. - Cranleigh Train Station closed in 1965
Sewerage	<ul style="list-style-type: none"> - Should not be allowed to start work before the sewerage system has been upgraded to a safe level. - Developer should be responsible for ensuring suitable sewage facilities on and off site - Sewerage system is already near capacity and the Thames Water Treatment Works have already

	<p>failed and cannot cope</p> <ul style="list-style-type: none"> - Don't know if and when the sewerage works can be completed due to European legislation - Don't know when EA can renew a Discharge to Permit Licence for the Sewage Works. - Loss of grampian sewerage condition would be in breach of Water Framework Agreement and NPPF paragraph 109. - Increased risk of sewage flooding for existing residents if sewage condition altered. - Thames Water won't be able to upgrade sewerage until next round of funding, and would take up to 5 years to complete work following this. So cannot upgrade in near future. - Object to removal of Condition 40 of outline permission as would put existing residents at risk from sewage flooding especially in Copse Edge and Summerlands. - Cranleigh's lack of sewage capacity is documented in Waverley's Sustainability Appraisal Part One Sept 2014.
Traffic	<ul style="list-style-type: none"> - Roads in Cranleigh are already saturated and is being overlooked - Highway safety - No public transport available or within reasonable distance from the site - Site is too far from the village centre to walk so residents would use vehicles - Already too many accidents along Amlets Lane - Traffic survey was undertaken when schools were on holiday; significantly more traffic during school term - Increase congestion along Ewhurst Road, Horseshoe Lane, The Common and the High Street - Until a full integrated transport improvement strategy is implemented, none of the developments should be granted as they are not sustainable from a transport perspective. - Proposed traffic calming measures would be beneficial but would do nothing to alter the more fundamental problem of overall volume of traffic on a narrow road.

Residential Amenity	<ul style="list-style-type: none"> - Copse Edge dwellings would be overlooked given height of two storey dwellings. Bungalows in this location would avoid overlooking. - Dwellings would be two storey and levels 2-3m higher than Copse Edge leading to loss of privacy - Mews bungalows would be better suited for dwellings opposite Copse Edge to allow for a seamless transition, as stated in Outline Planning consent. - The agent had not visited the site and was not aware of the neighbouring estate, Summerlands. - Loss of light, privacy and overshadowing to Summerlands
Biodiversity	<ul style="list-style-type: none"> - Loss of deer, foxes and other species of animals - The proposed development would destroy the feeding habitat of a colony of Pipestrelle Bats that are in the area of Waldy Rise between spring and autumn - Little considerations for current wildlife habitat on the land.
Flooding	<ul style="list-style-type: none"> - Would cause considerable runoff to surrounding properties beneath the hill at Summerlands, Waldy Rise and Copse Edge - Site is often waterlogged for 6 months of year and existing drainage ditches are ineffective - The land slopes to south and east, away from the central reservoirs, so they would not aid drainage - Has consideration been given to the possibility of the ponds failing and water surging downhill? Is pumping envisaged? - Greater attention should be taken to drainage and runoff - If drainage pipes on Amlets Lane connect to the drainage system that feeds the culvert to the rear of Barnfield and Nuthurst Avenue, the gardens could be flooded.
Pollution	<ul style="list-style-type: none"> - Light pollution - Site has highest elevation in village and therefore lighting must be kept to a minimum

	<ul style="list-style-type: none"> - Noise pollution from additional vehicles along Amlets Lane and during construction.
Access	<ul style="list-style-type: none"> - Must not in the future have vehicular access to Summerlands - One access point is not sufficient given the number of residents proposed and would add to the danger on Amlets Lane - Unsafe access from Amlets Lane, with poor visibility
Construction	<ul style="list-style-type: none"> - Amlets Lane would not be able to accommodate parking of construction personnel. - Construction traffic should not be able to access Amlets Lane from both ends as too narrow to accommodate this traffic - The Cycle to work policy would not be viable
Other	<ul style="list-style-type: none"> - Unsustainable and unsuitable location, along with other developments in Cranleigh - Not needed or wanted development; 400 homes already approved elsewhere - Difficult to encourage landowners to maintain public space - who will be responsible? - No more permissions should be granted until have the results of Waverley and Cranleigh Plans. - Unsustainable in terms of local employment opportunities - Clarity required regarding who would be responsible for maintaining trees and hedges. - Green areas should be preserved and not built on. - A development meeting between Cala Homes and local council members was not publicised for the public. - A rural area which links to Winterfold and Smithwood Common and makes Cranleigh a good place to live. - Cranleigh is becoming a town, not a village

The following comments were made on the revised plans which were submitted to address concerns raised by Officers in terms of the layout and relationship with neighbouring existing dwellings:

- Whilst the overlooking issue at Copse Edge has been addressed, the affordable housing still appears to be in clusters rather than scattered through the site.
- The proposed plan greatly reduces the overlooking problem by removing some two storey houses, however, concern is still raised with plots 26-28 which would have direct view into 33 Copse Edge.
- Plans show an ecological buffer zone, but will it be fenced to deter future residents from extending gardens?
- A swale should be shown between Copse Edge and Summerlands estates, which is not shown on the revised plans.
- The issue of Amlets Lane, the inadequate local sewerage capacity and water runoff have not been addressed.

Submissions in support

In support of the application the applicant has made the following points:

- The proposal fits well with the rural setting and contains all the many and varied constituents which complete the narrative and creation of a place.
- The landscape scheme enables the development to integrate within the surrounding countryside.
- The development would provide natural surveillance over the open spaces, formal recreation areas and public footpaths.

Determining Issues

Principle of development

Reserved matters

Layout

- Design/Impact on visual amenity
- Impact on residential amenity
- Parking Provision

Scale

- Design/Impact on visual amenity
- Impact on residential amenity

Landscaping/appearance

- Design/Impact on visual amenity
- Impact on residential amenity

Means of access

Provision of amenity space and play space

Flooding and drainage

Highway safety

Climate change and sustainability
Health and wellbeing
Crime and disorder
Financial considerations
Biodiversity and compliance with Habitat Regulations
Accessibility and Equalities Act 2010
Human Rights Implications
Environmental Impact Assessment Regulations
Third Party and Parish Council Comments
Conditions on WA/2014/1038
Pre commencement conditions
Development Management Procedure order 2015

Planning Considerations

Principle of development

This application is for reserved matters following an outline planning permission reference WA/2014/1038. 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 layout, scale appearance, landscaping and means of access. The report will consider the reserved matters in turn, in addition to any other relevant considerations.

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have a high quality design and to be well related in size, scale and character to its surroundings.

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing future occupants of land and buildings.

The principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions. Policy D4 of the Local Plan outlines the Council's overarching guidance regarding the design and layout of development, and states under criterion c) that development should not significantly harm the amenities of occupiers of

neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts. Similarly, Local Plan Policy D1, which outlines the considerations the Council will have to the environmental implications of development, states that development will not be permitted where it would result in material loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration.

Paragraphs 56 to 68 of the NPPF refer to requiring good design. These principles are taken forward from guidance previously contained in PPS1 on 'Delivering Sustainable Development'.

Paragraph 56 states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.

Paragraph 58 sets out that planning policies and decisions should aim to ensure that development:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Policies D1 and D4 of the Local Plan state that the Council will ensure that development is of a high quality design which integrates well with the site and complements its surroundings.

The Cranleigh Village Design Statement states that future developments should have regard to the traditional character of the Village by relating to the form and scale of the existing buildings, and using materials of local provenance, such as clay tiles, bricks and local stones. Further, the statement advises that the height of buildings should be sympathetic to its context and roofs should be pitched. Any new development should include sufficient parking and retain the balance of buildings and open spaces.

Reserved matters

Layout

a) Design/Impact on visual amenity

The layout of the development has been designed to include two separate sections, divided by the public footpath and Nuthurst Stream. The access road from Amlets Lane would split to serve the two halves of the development. The road network would follow two 'loops', broken up by cul de sac development and secondary roads.

In a change from the indicative layout submitted at outline stage, and as a result of the road layout, the proposed scheme has a reduced number of perimeter blocks within the site, to include a fewer number of larger perimeter blocks.

The proposal would create a residential development with buildings fronting onto areas of open space, which would contribute to the quality of the proposed development at this sensitive edge of settlement location. The dwellings would face onto the proposed road network which would encourage natural surveillance. Properties would have private rear garden areas of a good size and variety that would serve future residents.

The proposed development has been designed to retain the existing mature tree and hedge boundaries to provide an ecological buffer between the proposed dwellings and existing neighbouring residential properties. The properties that would face existing neighbours at the south east of the site would be at least 21m from the site boundary. The dwellings at the north east corner would be a minimum of 16m from the boundary, and the dwellings at the south west would be a minimum of 13m from the boundary.

The proposed development would incorporate a range of dwelling designs and types which would be sited throughout the scheme, thereby providing variety to the street scenes.

The scheme, in accordance with the outline, would provide 40% affordable housing, equating to 50 residential units. This provision has been spread across the site, with clusters in four areas, with terrace and semi detached dwellings at the north east, south east and south west, and two apartment buildings located centrally along the southern boundary and in the south west corner of the site. The affordable units are relatively spread out, with a mixture of apartment building, semi detached and terraced dwellings which would minimise the perception of large affordable housing clusters. However,

having the affordable housing set out within the site in smaller clusters is encouraged. The proposed apartment buildings would have a mix of rent and shared ownership, which would be appropriate.

In relation to bins and recycling, all detached, semi-detached and terraced rows of 3 properties would have direct access to the rear gardens for the storage of bins. The extended terraces in the north west corner would have access to bin stores, as shown to the east of units 6-10 and south of units 11-15, and the apartment building have bin storage incorporated within the design of the building. Officers therefore consider that the proposed layout of the dwellings would allow for the satisfactory storage of bins and recycling.

Two proposed sewage pumping stations have been located within the site layout plan, both would be located to the north east of the two apartment buildings in the south west, and centrally along the southern boundary. The proposed stations would be located adjacent to a parking area which would enable vehicular access. The pumping stations would be located 13m from the nearest proposed dwellings (the apartment building serving units 75-84), and over 30m from the nearest existing property. The ecological buffer along the boundary would screen the pumping station from the existing residential buildings.

The proposed LEAP and LAP, which have been located centrally along the southern boundary and in the south west corner respectively, would be positioned with good accessibility by footpath, and in close proximity to dwellings, including affordable housing, which would afford a good degree of overlooking and natural surveillance.

The public footpath that runs from north to south through the centre of the site would be flanked to the west by a wide area of open public green space, which would include SUDS features. To the east of the footpath and Nuthurst Stream, the proposal would retain the existing band of woodland, with further open public space beyond. Links to the footpath have been designed to provide a well-connected pedestrian network to the residential dwellings as well as the LEAP. The dwellings to the west and east of the central green corridor would be oriented to provide natural surveillance to the public open space.

In accordance with the outline permission and Section 106 agreement, the western extent of the site would be developed into a community orchard and allotment area, with an associated parking area. Furthermore, a community hub building would be located centrally within the site, to the north east of the proposed apartment building for units 75 - 84, as agreed within the outline permission.

The land surrounding and to the south of the proposed access point from Amlets Lane would be retained as a landscaped area with no development within 70m of Amlets Lane which would be appropriate to retain the rural and landscaped nature of the lane.

In light of the above, Officers consider that the proposal incorporates a good layout which respects the character of the area, and would represent an appropriate transition with the surrounding countryside. The proposed design has been landscape-led with a low density of development and a large amount of public and private open space which would provide a visual enhancement to the character of the area for the amenities of future occupiers of the dwellings.

The proposed layout of the development is considered to comply with Policies D1 and D4 of the Local Plan and NPPF 2012.

b) Impact on residential amenity

The extensive areas of public open space, together with the provision of individual secure gardens would ensure that there would be good amenity space for the future occupiers of the units. Officers are satisfied that the allocated amenity space for the affordable housing units would be appropriate and sufficient, and that the amenity space for the apartment buildings would be enclosed by appropriate fencing to demarcate the private open space from the neighbouring footpaths.

The proposed dwellings retain a good distance to the existing surrounding development and to existing private amenity areas. The proposed bungalows and semi detached dwellings at the south east corner of the site would be a minimum of 21m from the boundary, which would be sufficiently separated to avoid material harm by way of overlooking or loss of privacy, despite the difference in land levels. The siting of bungalows directly adjacent to Copse Edge is considered appropriate to minimise overbearing impact on the existing neighbouring residential development.

The dwellings which border the eastern boundary are a minimum of 16 metres from the boundary, and the proposed dwellings at the south east corner are a minimum of 13m from the boundary. Whilst this would be less than the 18m recommended within the Residential Extensions SPD, given the woodland ecological buffer and that the existing dwellings are located a minimum of 27m away from the boundary, Officers consider the proposed layout would not cause harm to the neighbouring amenities of the dwellings within Roberts

Way or to the east of the site by way of overlooking, overbearing, overshadowing or loss of light.

Given the separation distance of the proposed dwellings to those which exist to the north and west of the site, Officers consider there would be no harm to the residential amenities of these buildings.

Overall, the distances between the proposed dwellings and neighbouring dwellings, and the orientation of the dwellings, would not lead to materially harmful relationships, including overlooking or dominance both to new and existing dwellings.

Where the layout proposes back to back development, there would be a minimum of 21m between dwellings which would ensure there would be no harm by way of overlooking and loss of privacy to the proposed development.

Where balconies have been proposed, Officers consider these would be sufficiently separated from neighbouring amenity spaces to avoid material harm by way of overlooking. Where, such as in the case of Unit 66, the balcony would be directly adjacent to the boundary with a neighbouring dwelling, an obscurely glazed or opaque railing enclosure has been incorporated into the design.

Officers therefore consider that the layout would comply with Policies D1 and D4 of the Local Plan and the NPPF 2012 with respect to residential amenity.

c) Parking Provisions

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 2013. 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	Guideline no. of spaces per unit	No of spaces required for development
1-bedroom	1	16
2-bedroom	2	90

3-bedroom +	2.5	160
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Parking provision is indicated across the site, comprising a mix of on plot parking, parking bays, garages and parking courts. The proposed development additionally provides 15 parking spaces to serve the community hub building and 15 spaces to serve the community orchard.

Given the proposed mix of dwellings, the development would equate to a parking requirement of 266 spaces, to accord with the Council's Guidelines. The market housing units all have garage provision at the end of long driveways which could accommodate, in places, up to 8 parking spaces.

With regard to the affordable housing, some of the 3 bed dwellings have only 2 parking spaces on their plot, however, there is provision of additional parking spaces located nearby within parking courts which provide for the additional parking required, not including the parking courts proposed for the community hub or orchard/allotments.

Overall, all dwellings are served by an appropriate amount of parking spaces to accord with the Parking Guidelines, with the market housing exceeding that which is required.

The apartment buildings would be served by parking forecourts, which would be considered appropriate. Additionally, a number of affordable units in the south west of the site would be served by a small parking court. Given that this is an exception rather than prevalent across the site, Officers raise no concern in this regard.

With regard to cycle parking provision, this would be provided within garages. Dedicated communal cycle stores would be provided for the flats within the proposed development. It is noted that the cycle store facilities for the affordable units have not been identified, however, this is subject to a condition on the outline permission.

Overall, Officers are satisfied that all units would have accessibility to the appropriate number of parking spaces and the proposal would comply with Policies M1 and M14 of the Local Plan 2002 and the Council's Parking Guidelines 2013.

Scale

- a) Design/Impact on visual amenity

The proposed development would be predominantly two storey in height, with single storey bungalows in the north east (units 1 and 5), south east (units 24 and 25), and south west (units 94 and 95). The apartment buildings would be 2.5 storeys in height.

The widths and lengths of the buildings are considered to be in proportion to their height and proportionate to their plot size. Furthermore the single storey garaging between the dwellings would reduce any terracing effect and help to reflect the spacious character of the development.

The siting of bungalows on the south east boundary of the site would reflect the bungalows within Copse Edge, which is considered to be appropriate and would aid to blend the proposed and existing development in terms of scale of building. Officers are of the view that overall, the building heights would not be out of keeping within the surrounding areas.

It is acknowledged that the apartment buildings are of a larger scale than the other housing units. However, Officers consider the design of the buildings, in terms of the multi-level eaves and ridge heights and the careful elevational detailing, would break up the overall bulk and mass and provide a strong vertical rhythm to the buildings. This would reduce the perceived scale of the buildings. The buildings would have pitched roofs and be constructed in materials traditional to the character of Cranleigh, in accordance with the Cranleigh Design Statement. Further, the space around the buildings and the woodland buffer adjacent to these buildings would maintain a balance of building and open space.

With respect to the specific size of the buildings, the Government's policy on the setting of technical standards for new dwellings is set out in the Ministerial Statement of 25th March 2015. This statement should be taken into account in applying the NPPF and in particular, the policies on local standards or requirements at paragraphs 95, 174 and 177. New homes need to be high quality, accessible and sustainable. The Building Regulations cover new additional optional standards on water and access. A new national space standard has been introduced to be assessed through the planning system, these take effect from 1st October 2015. The optional new national standards should only be required through any new Local Plan policies, if they address a clearly evidenced need and where their impact on viability has been considered. The Council does not have a current Local Plan Policy that allows it to require compliance with these standards. Nevertheless, the standards provide useful guidance which assists in the assessment of new development.

The applicants have clarified that the proposed dwellings are consistent with the requirements of the National Space Standards, and that the larger of the

proposed dwellings would be far greater than that required. Officers are satisfied that the proposed dwellings would provide an adequate standard of accommodation for future residents.

The scale of the proposed residential development demonstrates that sufficient space would be maintained between the proposed new dwellings and the existing properties and between properties within the development itself. Officers therefore conclude that the proposed development would be commensurate with the local surrounding area and would not result in visual harm.

b) Impact on residential amenity

The scale of the proposed residential development demonstrates that sufficient spacing would be achieved between new dwellings and existing neighbouring properties. The height and mass of each proposed dwelling would not cause material harm to neighbouring dwellings. Therefore, officers are satisfied that the proposed scale of the development can be accommodated on site without causing material harm to surrounding residential occupiers amenities, in accordance with Policies D1 and D4 of the Local Plan.

Landscaping and appearance

a) Design/ impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

The proposed development incorporates a range of dwelling designs which would be sited throughout the scheme, thereby providing variety to the street scenes. The proposed dwelling designs would incorporate detailing which is common to the Cranleigh area, such as a mix of dominant chimneys, bay windows, porches, as well as a mix of strong gable features and hipped roof forms. The proposed dwellings would additionally be constructed in a variety of materials including tile hanging, render and red brick.

The Cranleigh Design Statement recognises that the more modern residential estates are of a mixed but modern design using some traditional materials. It

is also noted that the Design Statement recognises that residents enjoy the layout of those estates which leaves some open space and trees. Officers consider that the open spaces proposed in this scheme recognise the importance of open spaces within developments. Furthermore, in accordance with the Design Statement, the great majority of buildings are two storey and roofs are pitched.

It is acknowledged that the use of appropriate materials would be critical to the success of the scheme and the steeply pitched roofs and strong gable features would reflect distinctive characteristics within the wider Cranleigh Village. Officers consider the use of red brick, tile hanging and render would all be acceptable, however, given no specific details have been provided, it is considered reasonable to condition the submission of these details on any permission granted.

The main public views of the development would be via the public right of way that runs from north to south through the centre of the site. The views from the public right of way would be predominantly on the larger detached properties, which would result in a low density appearance that would soften the impact of the development when viewed from the public right of way.

The views of the development from Amlets Lane would be obscured by the bend in the road and the tree landscaped buffer to the south of the access point. Officers consider this would retain the country lane character of Amlets Lane. Furthermore, the ecological woodland zone around the edge of the site would protect the views of the site from the south west.

With regards to the direct impact on trees, a small number of trees would be lost to facilitate the access from the main road, and to provide routing through the existing field boundary tree lines. The Council's Tree and Landscape Officer has been consulted on the application and considers that the trees that would be lost do not provide significant public amenity value and therefore no concern is raised in this regard. It is clear that the majority of housing and amenity areas are kept away from existing tree belts and would not cause likely harm to existing or proposed trees on the site. The Tree and Landscape Officer has raised some concern over the grading of the SUDS ponds on nearby trees, and therefore it is considered appropriate to condition agreement of the final shape of the ponds within the detailed SuDS scheme (see 'Drainage' below), to ensure they take into account the construction exclusion zones.

The landscaping plans show that the scheme would include a woodland buffer around the edge of the site, which would provide visual screening to the development from the existing dwellings adjoining the site and wider

viewpoints. The landscape plan identifies areas of amenity and meadow grassland, with retention of trees and hedgerows along existing field boundary lines and strategically located planting of additional trees on public amenity areas, which Officers consider would help to retain a rural, countryside feel to the development. The development would be obscured from Amlets Lane by a tree and grassland buffer, which would be considered appropriate to help limit the visual impact of the proposal on the adjoining highway.

The proposed block plan illustrates a number of SuDS features, such as a mix of wet and dry ponds, which would be incorporated into the public amenity spaces. A footpath would pass over Pond 2B, where a small bridge is indicated. Officers consider it would be reasonable to condition further details in terms of design, scale and materials of the proposed bridge to ensure it would be appropriate within the rural context and styling of the site.

In response to comments made by third parties with regards to management of the landscaped areas, conditions were imposed on the outline permission requiring details of a management and maintenance of public amenity areas, and the management of these areas is included within the Section 106 agreement.

The proposed development would have a significant amount of landscaping and open space, which would create a well-balanced residential scheme and provide great opportunity for outdoor recreation.

Officers are overall satisfied that the proposed landscaping and appearance details are compliant with Policies D1 and D4 of the Local Plan and would harmonise with the local surroundings and proposed residential development.

b) Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

Officers consider that the ecological woodland buffer that would be retained and extended around the edges of the site would maintain a buffer between the existing and proposed development, and would cause no harm to the neighbouring residential amenities in accordance with Policies D1 and D4 of the Local Plan.

Means of Access

The proposed access to Amlets Lane was conditioned at outline stage to be in general accordance with the plan submitted with that application. The County Highway Authority have been consulted on the detailed access drawings, and are satisfied with the design and that the proposed access would be in general accordance with that agreed at outline stage. Therefore, Officers consider the proposed access would be acceptable in visual amenity and highway safety terms in accordance with Policies D1, D4 and M2 of the Local Plan 2002. Conditions have been recommended by the County Highway Authority, however, these have been applied to the outline permission.

Provision of amenity and play space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required.

The proposed layout shows that all of the proposed houses would have an area of private outdoor amenity space. The one and two bed affordable apartment buildings would have shared garden spaces that would be made defensible through fencing enclosure.

The proposal additionally includes the provision of a locally equipped area of play (LEAP) and a local area of play (LAP). Both the LEAP and LAP would be of an appropriate size (400sqm and 100sqm respectively) according to the Fields in Trust guidance.

The LEAP would be located centrally along the southern boundary, and accessible from the public footpath to the west, and via footpath to the east. It is noted that the proposed footpath to access the LEAP from the east would pass over a SuDS feature. As such, a small bridge would be constructed. The LEAP would be overlooked by properties to the east, which would provide natural surveillance and security to the area.

The proposed LAP would be located at the south west corner of the site, to the north of the parking court for the apartment building, and to the south of further residential dwellings. It would therefore be well overlooked. The LAP would be accessible from the east via the access road, and from the west via a proposed footpath that would link with the surrounding countryside.

The proposal also includes the provision of large areas of communal open space throughout the scheme which are considered to provide a significant benefit to the future occupiers of the dwellings, and could be used for informal recreation.

Overall, officers are satisfied the proposal provides good amenity space for future occupiers and is compliant with Policy H10 and the NPPF. However, to ensure that the proposed LEAP and LAP would be of an appropriate design that would not cause harm to the visual amenities of the area, given their prominent location, Officers consider it would be reasonable to request further details, including means of enclosure, by way of condition on any permission granted.

Flooding and drainage

The application is a 'reserved matters' application where landscaping, scale, design, appearance and means for access are for determination. The matter of flood risk and drainage was considered under the outline permission WA/2014/1038. The principle of the acceptability of the proposal in terms of drainage and flood risk was accepted in the outline permission. A number of conditions were included in the permission in this respect, following consultation with relevant statutory bodies.

It is recognised that considerable concern has been raised by local residents and the Parish Council in relation to flooding concerns at the site and in particular the potential impact on adjacent residential area to the south east of the site. Whilst officers acknowledge this concern, the issue of flooding and drainage was considered at the outline stage and is not a matter for this reserved matters application. Notwithstanding this however, officers have sought the views of statutory bodies and the County Council as the Lead Flood Authority.

The application has been accompanied by a surface water drainage strategy. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS.

As part of the outline consent, Condition 37 states:

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

Condition 38 states:

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

Condition 39 states:

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

The scheme proposed to include:

- Existing runoff rates and volumes for 1 in 1, 1 in 30 and 1 in 100 storm events and proposed rates and volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. It should be clearly demonstrated that runoff rates and volumes will not be increasing.
- Detailed drainage plans showing the pipe layout and pipe numbers.
- Calculations demonstrating that any runoff in the 1 in 30 year storm can be safely contained on site and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- If infiltration is proposed, infiltration test results in accordance with BRE 365.
- Finished floor levels should be no lower than 150mm above ground level to reduce the residual risk of flooding in exceedance events
- All residential development should be located no lower than 2m above the 1 in 100 plus climate change flood level for the ordinary watercourse.

- Details of how surface run-off from the development will be controlled in such a way so as to prevent the ingress of sediment and contaminant laden waters into the surface water drainage network and received or nearby watercourse. Please note, such contaminants and sediments originate from roads, car parks and other hardstandings, and have the potential to induce a non-compliance with the European Water Frameworks Directive (WFD).”

Following consultation with the Lead Local Flood Authority, Condition 39 was discharged on 17 June 2016 which agreed the details of the proposed sustainable drainage system.

The ground investigation of the site indicated that infiltration would not be viable to the east of Nuthurst Stream, and would be ‘marginal’ to the west. The approved drainage strategy would therefore utilise attenuation storage in the sub-base of the permeable paving and strategic ponds to attenuate the flows before discharge into the watercourses at a controlled rate. The discharges would be controlled to the equivalent of a greenfield rate of Q (bar) for all events. The total site discharge would be 53.5 l/s.

There would be a total of seven catchment areas, which would be determined by the topography of the site. Catchment 5, which would serve the allotments, orchard and a small permeable parking area, would drain by infiltration only. The remaining six catchments would have a combined total of seven attenuation facilities which would hold the runoff from all impermeable surfaces (roofs, drives, highways and parking areas). Six of these attenuation facilities would be dry detention basins, and the remaining facility would be a wet amenity pond. There would be separate outlets controlled by a vortex (Hydrobrake) flow control device from each catchment, except for Catchment 5. The flow control device would discharge into the watercourse via a piped outfall.

The different elements of the drainage strategy are described further below:

- Highway surfacing: Permeable block paving would be used throughout the development for private drives, carriageways, footways and communal parking areas. The parking area of the allotments would be surfaced in permeable granular material.
- Pipe systems: pipe drainage networks would be conventional gravity drainage pipe systems in accordance with Building Regulations Part H.
- Attenuation ponds: dry detention basin to blend in with proposed open spaces adjacent to Nuthurst Stream. The wet pond would have sufficient freeboard above normal water level to accommodate the design storm event. The typical depth of the ponds would be 1m, with a

gentle (1 in 3) gradient of side slopes, and would be top soiled, seeded and landscaped in accordance with the landscape masterplan.

- Flow controls: All flow controls would be vortex type to reduce the blockage risk located in a manhole chamber with access available for inspection and maintenance.

In addition to the agreed details as outlined above, the Lead Local Flood Authority have recommended that further conditions be imposed on any approval of reserved matters to require detailed designs of the SuDS scheme prior to commencement of development, and verification of the system prior to the occupation of development. As discussed under Landscaping/Appearance, any such condition should ensure that the proposed final design of the SuDS features would not encroach within the Construction Exclusion Zone for Tree Protection.

Officers consider the proposed conditions would be reasonable and appropriate given the size of the scheme, and therefore recommend that these be imposed on any permission granted.

Highway safety

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate a significant number of movement, local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 of the NPPF states: "All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

Local Plan Policy M4 states that the Council will seek to improve conditions for pedestrians by providing or securing safe and attractive pedestrian routes and facilities in both urban and rural areas. Developments should include safe, convenient and attractively designed pedestrian routes linking to existing or proposed pedestrian networks, to public open space, to local facilities and amenities, or to public transport.

Officers note the third party representations received with regard to the impact of the proposed development on the safety and congestion of the surrounding road network as a result of the proposed access onto Amlets Lane and additional vehicles the development would produce. The impact of the development on the local highway network was considered at the outline stage, at which point the County Highway Authority raised no concern, subject to Condition 20 requiring off-site improvement works to Amlets Lane in terms of a traffic calming scheme. This condition has subsequently been approved in writing by the Local Planning Authority.

The proposed means of access, which forms a reserved matter under this application, has been discussed above under ‘Means of Access’.

The applicants have demonstrated through swept path analysis, included within Appendix D of the amended Transport Statement dated 27/06/2016, that a refuse truck could enter and leave the site safely in a forward gear to serve all residential properties.

Further, the County Highway Authority have confirmed that the proposed road widths for the primary and secondary routes through the site would accord with Manual for Streets. The main access road would measure 5.5m which would be sufficient for two goods vehicles to pass, and could serve up to 300 dwellings, with parking on one side of the road. The secondary roads would have a width of 4.8m, which would be sufficient for a goods vehicle to pass a car. Finally, the roads which serve a small number of houses would measure 4.1m which would be sufficient for two cars to pass. Officers therefore consider the proposed road widths would be acceptable on highway safety grounds.

With regards to improvements to the existing footpath that runs through the site, the County Rights of Way Officer has agreed with the Local Planning Authority to discharge Condition 22 on the outline permission, which relates to the integration and improvement of Public Footpath 346. The proposed layout includes a speed table at the point where Footpath 346 meets the proposed

access road to the site. The County Rights of Way Officer has recommended that the detail and design of the speed table be in accordance with the 'SCC Standard Detail Design'. In order to not prejudice highway safety or endanger the users of the Public Right of Way, Officers consider a condition to this effect would be reasonable.

Officers note that Condition 21 under the outline permission, which required a scheme to be agreed by the Local Planning Authority for the provision of pedestrian and cycle links between the surrounding area and the development, was discharged prior to the amendments to the site layout under this current application. Therefore, there are discrepancies between the layout under this application and that which was approved under Condition 21. Officers are satisfied that the amended routing of the proposed footpaths would be acceptable, and consider the amendments to be minor in nature. In order to ensure the footpaths are implemented in accordance with the plan labelled 150815-01C included as Appendix C to the amended Transport Statement, Officers consider it is reasonable to impose a condition on any permission to that effect.

The County Highway Authority recommended conditions be imposed on any permission granted, with regards to parking, pedestrian and cycle links, and improvements to footpaths. As discussed above, these have been imposed on the outline permission and therefore it would not be reasonable to re-impose these on any permission granted for reserved matters.

Officers are satisfied that the proposed layout, vehicle and pedestrian road access and driveways access to the dwellings would be safe in terms of highway safety. The proposal is considered to be compliant with Policies M2 and M4 of the Local Plan and the NPPF.

Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. The lack of any policy backing in this regard, therefore, prevents conditions being added to require this. An application to remove Condition 31 of the outline permission WA/2014/1038, which related to the Code of Sustainable homes has been approved, as discussed earlier under 'Principle of Development'. However, it should be noted that the development would be required to meet Part L of the Building Regulations with regards to energy efficiency.

Health and Wellbeing

Local Planning Authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The NPPG sets out that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;
- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);
- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The Council sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey during the consideration of the outline planning application and officers have repeated that in respect of this reserved matters application. These bodies have not raised comment on the proposal and therefore no infrastructure is considered to be required in respect of health and well-being.

The provision of public open space, a LEAP, LAP and private outdoor amenity space for the dwellings are considered to be positive in terms of the health and well being of future residents. Further, the proposal would create additional recreational opportunities for existing residents surrounding the site.

Officers conclude that the proposed development would ensure that health and wellbeing, and health infrastructure have been suitably addressed in the application.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

To this end, planning policies and decisions should aim to achieve places which promote inter alia safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

The proposal has been designed to have an active internal road frontage, with the fronts of dwellings facing the road. Further, the open space and LEAP to the north of the site would be sufficiently overlooked, providing a natural surveillance across these communal areas. The Crime Prevention Design Officer has not raised any comments, although the developer has been encouraged to apply for Secured by Design Award. Overall, officers are satisfied the proposal would create a sense of community and place within the

site and is of an appropriate layout which would not lead to crime and disorder in the wider community.

Financial considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for Committee/decision maker.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling (total of £181,250) per annum for six years. A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal (£17,500 per annum).

Biodiversity and compliance with Habitat Regulations 2010

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI.

The outline permission was accompanied by an Ecological Appraisal, Hazel Dormouse Report, Reptile Report, Batt Survey Report, Great Crested Newt Report, Winter Bird Survey Report, Breeding Bird Survey Report and

Extended Phase I Survey. The Surrey Wildlife Trust recommended that conditions be imposed on the outline permission to ensure that the development would be carried out in accordance with the recommendations within the above reports, as well as to require further survey for Great Crested Newts and a Landscape and Ecological Management Plan (LEMP).

Officers consider the conditions imposed on the outline permission are sufficient to address all biodiversity requirements of the development.

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

There are no implications for this application.

Environmental Impact Regulations 2011 (as amended)

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 (as amended) 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.

Third party and Parish Council comments

The comments raised by third parties in relation to residential and visual amenity considerations have been addressed in the relevant sections of assessment upon this reserved matters application.

It is clear that concerns regarding the principle of developing on this site and with respect to the flooding and drainage implications of the development remain of concern locally. These matters were considered at the outline stage and conditions attached to the outline to ensure that there would be no additional flood risk to local residents. As discussed above under 'Drainage', a further condition has been recommended in this regard were Reserved Matters to be agreed.

Furthermore, concerns were raised with regard to Foul Sewerage and the requirement for the foul drainage details to be agreed prior to commencement of development. These comments relate to a separate application made by the applicant to amend the wording of Condition 40 on the outline permission, which has since been refused under delegated powers. Thames Water's Grampian style condition remains applicable to the current application.

Comments have been made with regard to construction traffic accessing the site from Amlets Lane. A Construction Transport Management Plan was

conditioned at outline stage which is subject to agreement with the Local Planning Authority.

Conditions on WA/2014/1038

Members are reminded that the conditions on the outline permission are still relevant and must be complied with by the applicant, and therefore do not need to be repeated for the current reserved matters application, should it be granted.

Pre Commencement Conditions

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the case of each pre-commencement condition, for the condition being a pre-commencement condition. This is in addition to giving the full reason for the condition being imposed.

“Pre commencement condition” means a condition imposed on the grant of permission which must be complied with: before any building/ other operation/ or use of the land comprised in the development is begun.

Where pre commencement conditions are justified, these are provided with an appropriate reason for the condition.

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 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.

Conclusion/ planning judgement

The principle of development for 125 dwellings has been established and approved by the outline permission WA/2014/1038. The current application is for the reserved matters: layout, scale, appearance, means of access and landscaping.

In relation to the impact on visual and residential amenities, officers consider that the appearance, layout, scale and landscaping would not cause material harm upon neighbouring residential occupiers and would provide a level of amenity and play space in accordance with Local Plan requirements and would result in a form of development which would be visually acceptable in terms of the local character of the area.

The proposal would result in a significant change to the immediate area, given that the existing site is an undeveloped field. It would therefore also have a visual impact upon existing residential occupiers. The site is, nevertheless, considered to be visually, relatively contained. Whilst the proposal would be visible from Footpath 346 which runs north-south through the site, the proposed development would not have a significant effect on the landscape and visual amenities of the area. Furthermore the proposed landscaping, and in particular the provision of large areas of open space and tree planting / landscaping would provide a spacious and verdant character to the proposed development. Officers consider that the proposal sets out a good residential scheme that would add to the character of the local area.

The conditions imposed upon the outline permission remain in force and would be required to be discharged prior to any commencement of development, in addition to any pre-commencement conditions imposed via this application.

In view of the above and having regard to all other material consideration set out in the report, officers conclude 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. Officers therefore consider that the proposal should be supported.

Recommendation

That Reserved Matters be AGREED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are:

Location Plan with proposed access points

15-935-001U - Site Layout Plan

15-935-025 - Apartments detailed layout

15-935-026B - Apartment units 77-86 Floorplans

15-935-027C - Apartment units 77-86 Elevations

15-935-028B - Apartment units 100-112 Ground and first floor plans

15-935-029B - Apartment units 100-112 Second floor plan

15-935-030C - Apartment units 100-112 Elevations

15-935-035 - Typical single garage

15-935-036 - Typical double garage

15-935-037 - Garage plots 58 and 59

15-935-040 - Typical pumping station

15-935-041 - Typical sub-station

15-935-103B - House type 3

15-935-104C - House type 4

15-935-105C - House type 5

15-935-106B - House type 6

15-935-107C - House type 7

15-935-108C - House type 8

15-935-109D - House type 9

15-935-110C - House type 10

15-935-111B - House type 11

15-935-112D - House type 12

15-935-113C - House type 13 Elevations

15-935-114C - House type 14

15-935-120A - Alternative House type 7

15-935-122A - House type 13 Plans

15-935-123 - House type 20

15-935-130A - Streetscene Sheet 1

15-935-131A - Streetscene Sheet 2

15-935-135B - Composite house type street elevation

15-935-136 - Composite house type 26 to 28

15-935-140 - House type 4A

15-935-141 - House type 5A

15-935-142 - House type 6A

15-935-143 - House type 7A

15-935-144 - Alternative House type 7A

15-935-145 - House type 8A

15-935-146 - House type 9A

15-935-147 - House type 10A

15-935-148 - House type 11A

15-935-149 - House type 12A
15-935-150 - House type 13A Elevations
15-935-151 - House type 13A Floorplans
15-935-152 - House type 14A
7158-L-02F - Detailed planting scheme Sheet 1 of 2
7158-L-03F - Detailed planting scheme Sheet 2 of 2

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

2. Condition

Prior to the occupation of development hereby granted, the proposed raised speed table to serve Footpath 346 shown on plan reference 15-935-001-U shall be provided in full accordance with details to be first submitted to and agreed in writing by the Local Planning Authority and shall be retained in perpetuity thereafter. The details to be submitted shall include a scaled section drawing and a plan drawing showing the relationship of the speed table to the adjoining footpaths.

Reason

In order that the development should not prejudice highway safety, nor inconvenience users of the Public Right of Way, in accordance with Policies M2 and M4 of the Local Plan 2002.

3. Condition

No development shall take place until a full pallet of samples to be used in the construction of the external surfaces and hard surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

4. Condition

Within three months of the commencement of development details of all proposed walls, fences, or other means of enclosure within and around the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the occupation of the dwellings and thereafter retained.

Reason

In the interests of the visual amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

The development hereby approved shall not be first occupied until the pedestrian and cycle links within the site and between the site and the surrounding area have been laid out in accordance with Appendix C, plan number 150815-01C, of the Transport Statement dated 27/06/2016 and thereafter they shall be retained and maintained for their designated purpose.

Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

6. Condition

Prior to commencement of the each phase of the development hereby approved, the following information for that phase needs to be supplied to and approved by the local planning authority:

- a) Detailed design of the drainage scheme following the principles set out in the submitted drainage technical note (TN 01 25/02/16), SuDS proforma and associated appendices
- b) A drainage layout detailing the exact location of SuDS elements, including levels, finished floor levels and pipe references
- c) Details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations.
- d) An exceedance plan detailing the flow routes for any runoff from rainfall events above the design events
- e) Details of the construction phasing and how drainage will be maintained, any pre-existing SuDS elements protected and how surface water pollution including sediment will be dealt with.

f) Proposed maintenance regimes for each of the SuDS elements and drainage network

The final shape, size and grading of ponds shall not extend into the Construction Exclusion Zones within the agreed Tree Protection Plan under Condition 15 of this permission.

Reason

This condition is sought in accordance with paragraph 103 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere and in order to adequately protect all trees worthy of retention from development harm in accordance with Policy D7 of the Local Plan 2002. This is a pre-commencement condition because the matter goes to the heart of the permission.

7. Condition

Prior to occupation of each phase, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System for that phase has been constructed as per the agreed scheme.

Reason

This condition is sought in accordance with paragraph 103 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere and in order to adequately protect all trees worthy of retention from development harm in accordance with Policy D7 of the Local Plan 2002.

8. Condition

Prior to the occupation of development hereby granted, the proposed LEAP and LAP shall be provided in full accordance with details to be first submitted to and agreed in writing by the Local Planning Authority and shall be retained in perpetuity thereafter. The details to be submitted shall include any means of enclosure, play equipment and details of proposed surfacing materials.

Reason

In the interests of the visual amenities of the area in accordance with Policies D1, D4 and H10 of the Waverley Borough Local Plan 2002.

9. Condition

Prior to the occupation of development, the proposed bridge over Pond 2B, as shown on the block plan reference 15-935-001-U, shall be

provided in full accordance with details to be submitted to and agreed in writing with the Local Planning Authority. The details to be submitted shall include specification of proposed materials and scaled drawings of the proposed bridge and railings.

Reason

In the interests of the visual amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

10. Condition

The proposed development shall be carried out in complete accordance with the submitted landscaping plans, reference 7158-L-02F and 7158-L-03F.

Reason

In the interests of the visual amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition

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

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

12. Condition

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

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

13. Condition

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

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

14. Condition

The development shall be carried out in strict accordance with the Arboricultural Assessment and Method Statement undertaken by barrell tree consultancy on 24 June 2016 and the Tree Protection Plan reference 15436-BT4.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Local Plan 2002.

15. Condition

Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:

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

The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4

metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

16. Condition

Within three months of the commencement of development details of all proposed street lighting shall be submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details.

Reason

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

17. 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 fences, boundary walls or other means of enclosure, other than as may be approved as part of this permission, shall be provided forward of any wall of that dwelling or adjoining dwelling which fronts onto any highway.

Reason

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

18. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting that Order with or without modification), no alterations to the roof as defined within Part 1 of Schedule 2, Classes B and C inclusive of that order, shall be carried out on the site without the written permission of 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.

19. Condition

The garages hereby permitted shall not be occupied at any time other than for purposes incidental to the use of its respective premises as a dwellinghouse.

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.

20. Condition

Prior to commencement of development, design details of bin storage shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation of development, the agreed bin storage facilities shall be provided and retained in perpetuity.

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. This is a pre- commencement condition because it relates to the adequate provision of bin storage.

Informatives

1. Any works requiring permanent or temporary works within an ordinary watercourse may require Ordinary Watercourse Consent from Surrey County Council as Lead Local Flood Authority. This consent must be in place before the works are carried out. The applicant should contact the Sustainable Drainage and Consenting Team via email SUDS@surreycc.gov.uk for more information
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 £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per

condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

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