

A1 WA/2016/2207
Knowle Park Initiative

Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (as amended by additional information received 20.02.2017, and e-mail dated 02.03.2017 containing changes to affordable housing offer) at land at West Cranleigh Nurseries and north of Knowle Park between Knowle Lane and Alfold Road, Cranleigh

Committee
Meeting Date:

Joint Planning Committee
15/03/2017

Public Notice:
Grid Reference:

Was Public Notice required and posted: Yes
E: 505081 N: 138758

Parish :
Ward:
Case Officer:
16 Week Expiry Date:
Neighbour Notification Expiry Date:
Amended Notification Expiry Date:
Time extension agreed to:

Cranleigh
Cranleigh West
Chris French
23/02/2017
14/02/2015
10/03/2017
22/03/2017

RECOMMENDATION A

That, subject to consideration of any further representations, having regard to environmental information contained in the application, the accompanying Environmental Statement together with mitigation and subject to completion of a S106 legal agreement to secure 35% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, Public Open Space and SuDS within 3

months of this date of the committee resolution to grant permission and conditions, permission be GRANTED

RECOMMENDATION B

That, if the requirements of Recommendation A are not met permission be REFUSED

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Introduction

This planning application seeks outline permission with all matters reserved except access for the erection of up to 265 dwellings (Class C3) along with formation of public open parkland. Appearance, layout, scale and landscaping are reserved matters, and therefore detail relating to reserved matters is not to be considered at this stage. The purpose of this outline consent is to establish the principle of the development along with the detailed matter in relation to access.

This site forms part of the strategic allocation in the Draft Local Plan Policy SS5 which allocates 765 homes and a country park to the Land South of Elmbridge Road and the High Street Cranleigh. Policy SS5 is split into three separate parcels of land; the application site, Little Meadow and land south of the High Street. Planning permission has been granted on the land to the north of the site for 75 dwellings at Little Meadow (WA/2015/0478) and 425 dwellings at land south of the High Street (original reference WA/2014/0912, has since been superseded by WA/2016/1625). Therefore, this application seeks outline permission for the remaining 265 dwellings within the draft strategic allocation and would also bring forward the country park.

Members will recall that a similar application was refused by the committee in April 2016 (WA/2015/1569). Since that time permission has been granted at Little Meadow (adjoining the site) and the Council has agreed the submission for examination of Waverley Borough Council's Local Plan Part 1: Strategic Policies and Sites, with this site included as a strategic allocation.

The Council submitted the Local Plan Part 1 (strategic policies and sites) for independent examination on the 21st of December 2016. The emerging local plan sets out Waverley Borough Council's spatial policy framework for delivering the development and change needed to realise the Council's vision for development in the Borough up to 2032. In order to meet the housing needs over the plan period the Council has identified that 9,861 additional homes are needed to be provided during the plan period (equivalent to 519 homes a year), with the spatial strategy directing most new development to the main settlements of Farnham, Godalming, Haslemere and Cranleigh, where there is the best available access to jobs, services and other facilities. In order to provide certainty of delivery, nine strategic sites are allocated in the Local Plan. These 9 sites have been considered deliverable in the Land Availability Assessment. The strategic sites are expected to deliver 4,445 homes over the whole plan period. The strategic sites and the spatial policy framework was agreed by Full Council on the 21st of December 2016 prior to submitting the Local Plan for examination.

Location Plan



Site Description

The site is located to the south of the village of Cranleigh, being divorced from the settlement boundary to the north. The site is bisected by Alfold Road, and extends up to Knowle Lane to the east.

The site boundaries are well defined, with predominantly tree, fence and hedge boundaries to open countryside or playing fields. Littlemead Brook forms the northern boundary to two parts of the site and passes through the north east area.

The only areas with boundaries to building properties are at the north east and south east corners of the existing glasshouse site on Alfold Road, and with Knowle Park Care Home at the top of a prominent slope to the south. A footpath runs through the site affording the only public accessibility and use.

The total site area is 37.70 hectares, comprising areas A, B and C. Area A measures 22.8 hectares, and forms the western part of the site which comprises open fields and an Osier bed. Area B forms the central part of the site, to the east of Alfold Road, this part of the site comprises open fields and measures approximately 3.6 hectares. Area C forms the western part of the site and consists of extensive greenhouses and associated buildings of West Cranleigh Nurseries with open land to the west and lakes for drainage beyond. The western part of Area C is largely enclosed by woodland and measures 11.23 hectares.

Alfold Road, which extends southwards and beyond the residential development to the north of the application site, comprises a rural highway.

Illustrative layout



Proposal

The application seeks outline planning permission for the erection of up to 265 dwellings (Class C3) and formation of public open parkland together with associated works and associated development. The proposed development would consist of three distinct areas:

Area A to the eastern part of the site would form a country park, with proposed lakes to the northern part of the site, an Arboretum, adventure play area/NEAP, public open space and car park.

Areas B and C would accommodate the proposed dwellings, with a mix of 1, 2 and 2 ½ storey dwellings proposed. The site density would vary across the application site, the indicative density plans show that area B (central site) would be at a lower density than area C (western site). The indicative plans show that the range across the two sites would be from 10 up to 50 dwellings per hectare, with lower densities being proposed to the edge of site and higher densities to the centre of the site, although the layout is indicative at this stage.

Access to the residential parts of the site, Areas B and C, would be from Alfold Road, via new vehicular access routes into the sites. A pedestrian/cycle route would extend from the eastern part of the site adjoining Knowle Lane to the far western boundary of the site, adjoining existing tracks which lead into Elmbridge Village.

The indicative mix of housing is as set out below:

Dwelling Type	Market Housing	Affordable Housing	Total
1 bed		38 (41%)	38
2 bed	27 (16%)	29 (31%)	56
3 bed	81 (47%)	24 (26%)	105
4 bed	52 (30%)	2 (2%)	54
5 bed	12 (7%)		12
Total	172 (100%)	93 (100%)	265

In terms of public open space and play provision, the following is proposed:

- Parks and Gardens 19.11 Ha
- Amenity Green Space 0.68 Ha
- Natural and semi-natural green spaces 2.37 Ha (including hedgerows and mature spaces)
- Existing Woodland (vintage Osier Bed) 0.91 Ha
- Green Corridors (stream banks) 0.70 Ha
- Primary Pedestrian Footpath/Cycleway 1.74 Km
- Secondary Paved Footpaths 1.14 Km
- Tertiary (unmade) Footpaths 0.54 Km
- Combined LAP and LEAP within Area B
- 7 LAPs and a LEAP within Area C
- NEAP and Adventure Play Area in the northwest corner of Site Area A

Heads of Terms

Highway mitigation works proposed include:

- Prior to first occupation construction of pedestrian access, traffic management schemes, highways drainage improvement schemes in accordance with the submitted drawings to be retained to the satisfaction of the Local Planning Authority
- Construction of the bus stop prior to occupation of the 130th dwelling, in accordance with a scheme to be submitted to and approved by the Local Planning Authority
- Surface and drainage improvements to Footpath 393, through the linear park design

- Construction and retention of the proposed vehicular access, traffic calming measures and drainage in accordance with the submitted drawings
- Auditing and monitoring of Travel Plan - £6,150.00
- Cycle / public transport voucher for £100 per dwelling - £26,500.00
- Contribution towards the Elmbridge Road Highway Safety and Capacity Improvements - £665,000.00
- Construct a shuttle working signals scheme at the Elmbridge Road priority give-way over the Wey and Arun Canal or pay a financial contribution of £185,000.00
- Bus service enhancement - £40,000.00
- Downs Link (Public Bridleway No. 566) Surfacing and Lighting Improvements - £40,000.00

Leisure & environmental:

- Contribution towards the provision of the new Cranleigh Leisure Centre £626,725.00
- Contribution towards Cranleigh Arts Centre - £125,000.00

Education

:

- Contribution towards Early Years provision - £177,012.00
- Contribution towards Primary provision - £902,616.00
- Contribution towards Secondary provision - £173,000.00

Services, Facilities and Environmental Contributions:

- Future ownership, management and maintenance of on-site SUDS.
- Setting up of a community trust for the future ownership, management and maintenance of on-site country park, public open space and play facilities
- Provision of the parkland along with a visitor strategy and management and maintenance plan
- Provision of recycling containers for dwellings - £7,950.00

Affordable housing provision:

- 35% Affordable Housing
- Mix as set out in the submission

The proposed housing mix is as follows:

Dwelling Type	Affordable Housing
1 bed	38 (41%)

2 bed	29 (31%)
3 bed	24 (26%)
4 bed	2 (2%)
5 bed	
Total	93

- Tenure split of Affordable Housing: 30% intermediate housing for shared ownership and 70% affordable rent.

Details of community involvement

The applicant has provided a Statement of Community Consultation which sets out details of the public and stakeholder consultation which took place prior to the submission of the application. Public consultation events took place before the submission of application WA/2015/1569. These resulted in a reduction of the number of units proposed and increase in the percentage of affordable housing units being provided. No further public consultation has been undertaken, by the applicant, since the decision being issued under reference WA/2015/1569.

Relevant Planning History

WA/2015/1569	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures.	Refused 29/04/2016
SO/2014/0017	Request for Screening Opinion for erection of approximately 265 dwellings and public open parkland.	EIA Required 01/09/2014
WA/2014/2127	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings. This application affects a public footpath 393 (includes a	Withdrawn 08/07/2015

	section of the Wey South Path) and is accompanied by an Environmental Statement	
WA/2009/1763	Change of use of land to provide sports playing field with associated parking and access from Knowle Lane (as corrected by location plan received 10/02/2010).	Withdrawn 25/03/2010
WA/1987/0192	Change of Use of agricultural land to sports ground with access from Knowle Lane	Refused 08/06/1987
WA/1978/1931	Demolition of existing concrete barn and erection of 3 garages at entrance and double garage	Full Permission 09/01/1979
WA/1977/0531	Glasshouse block 170 m x 100 m for production of lettuce	Full Permission 12/07/1977
WA/1975/0274	Erection of glasshouses covering four acres behind existing glasshouses on the west side of the road, erection of glasshouse	Refused 13/05/1975
WA/1974/0742	Erection of detached double garage	Full Permission 06/11/1974
HM/R21495	Retention of existing pump house	Full Permission 08/03/1973
HM/R21488	Retention of reservoir	Full Permission 06/03/1973
HM/R20496	Demolition of existing timber and asbestos bungalow and erection of a pair of semi detached bungalows	Full Permission 09/06/1972
HM/R20495	Erection of glasshouse 630' x 507', packing shed and 3 water reservoirs	Full Permission 09/06/1972
HM/R16952	Erection of greenhouse approximately 377' 11 x 462' 3"	Full Permission 04/02/1968

Planning Policy Constraints

Countryside beyond Green Belt – outside any defined settlement

Area of High Archaeological Potential

River bank within 20m (Cranleigh Waters is to the west of the site and Littlemead Brook runs across the north of the site)

Flood Zone 3 (located to the north of area A and north west of area C)

Flood Zone 2 (located to the north of area A and north west of area C)

Long Distance Footpath

Potentially contaminated land

Gas Pipe Line (runs from north to south following the western edge of area A)

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
HE14	Sites and Areas of High Archaeological Potential
H4	Density and size of dwellings
H10	Amenity and play space
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

Draft Local Plan Part 1 2016:

SP1	Presumption in favour of sustainable development
SP2	Spatial Strategy
ALH1	The Amount & Location of Housing
ST1	Sustainable Transport
ICS1	Infrastructure and Community Facilities
AHN1	Affordable Housing on Development Sites
AHN2	Rural Exception Sites

AHN3	Housing Types and Size
EE2	Protecting Existing Employment Sites
TCS3	Neighbourhood and Village Shops
LRC1	Leisure, Recreation and Cultural Facilities
RE1	Countryside beyond the Green Belt
RE3	Landscape Character
HA1	Protection of Heritage Assets
NE1	Biodiversity and Geological Conservation
NE3	Thames Basin Heaths Special Protection Area
CC1	Climate Change
CC2	Sustainable Construction and Design
CC4	Flood Risk Management
SS5	Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh

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. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

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. 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 on 19 July 2016. The consultation period commenced in August 2016 and closed on 3 October 2016. On the 21st December 2016 the Council submitted the draft Local Plan Part 1 for Examination. 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 its 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 Policy Guidance (2014)
- Strategic Housing Land Availability Assessment (2014 update)
- West Surrey Strategic Housing Market Assessment (2015)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment 2015: Waverley Addendum (2015)
- 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)
- Waverley Borough Council Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Natural England's Technical Information Note 049
- Surrey Design Guide 2002

Consultations and Parish Council Comments

County Highway Authority	The Highway Authority is satisfied that the proposed package of transport mitigation measures does improve accessibility to the site by
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	<p>non-car modes of travel, therefore the planning application does meet the transport sustainability requirements of the National Planning Policy Framework.</p> <p>The Highway Authority is satisfied that the proposed access and movement strategy for the development would enable all highway users to travel to/from the site with safety and convenience.</p> <p>The Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network, within the context of the likely future cumulative impact of development in Cranleigh. The applicant has agreed to provide a package of mitigation measures that directly mitigates the impact of traffic generated by their development and is also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development in Cranleigh.</p>
Lead Local Flood Authority	No objections subject to conditions
Surrey County Council Education	No objections subject to appropriate mitigation being secured via a 106 agreement.
Environment Agency	No objections subject to conditions
Southern Gas Networks	There is a gas main near the site, there should be no mechanical excavations taking place above or within 0.5 metres of a low or medium pressure system or within 3 metres of an intermediate pressure system.

	(Officer comment: an informative should be placed on any approval drawing this to the applicants attention).
Canal and River Trust	No comment
Wey and Arun Canal Trust	No response received
Forestry Commission	No bespoke comments, referred to standing advice.
Thames Water	<p>Initial comments received 15.11.2016</p> <p>Thames Water would advise that with regards to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>An informative is recommended to draw the applicant's attention to the minimum pressure that will be provided to customers.</p> <p>Additional comments were requested with regards to foul sewerage capacity, the following additional comments have been received from Thames Water:</p> <p>Thames Water has undertaken a risk based foul capacity assessment for this proposal which looks at the available sewerage infrastructure that would serve it and taking into account any recorded localised flooding.</p> <p>The nearest available foul public sewer at this point of the network that would serve this development are large in diameter. Taking everything into account the level of risk</p>

	presented by this it is considered to be under the threshold of concern, this also assumes that the developer will separate foul and surface flows.
Sport England	The proposal does not fall within Sport England statutory or non statutory remit. Therefore no bespoke comments are made.
Surrey Wildlife Trust	<p>No objections raised to the previous application and previous comments remain valid.</p> <p>22.10.2015 The applicant should be required to undertake the recommendations in the ecological reports.</p> <p>If minded to approve a Landscape and Ecological Management Plan (LEMP) should be secured via condition.</p> <p>21.04.2016 None of the ponds surveyed were found to be habitats for Great Crested Newts. If they are found during the works development should stop and appropriate ecological advise sought.</p>
Natural England	No objections
Historic England	The information has been considered and no comments are offered on this occasion.
Surrey Hills AONB Planning Adviser	The application site lies well outside the Surrey Hills AONB. In view of the distance involved, the intervening built up area and landscape features it is not considered that the proposed development would adversely impact upon the setting of the AONB.

County Archaeologist	No objections subject to conditions
Council's Environmental Health Officer - Pollution Control Officer	No objections subject to conditions in relation to contaminated land.
Council's Environmental Health Officer - Air Quality Officer	No objections
Council's Environmental Health Officer – Noise/Odour/Nuisance	No objections subject to conditions
Council's Waste and Recycling Co-ordinator	<p>The Planning Statement details the refuse requirements for each of the 265 dwellings. Each will require the following containers:</p> <p>1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre brown garden waste bin (Optional subscription service)</p>
Cranleigh Parish Council	<p>Objection</p> <ul style="list-style-type: none"> - The approval of this application would result in a loss of valuable employment that has the potential to expand and provide further employment. The Committee also highlighted an application in Witley that has recently been refused due to loss of employment. - This is a Green Field site with only the current shed area being Brown Field. - There appear to be no material changes to the application and note this is the 4th time the same application has been presented. The only seen change is to the surrounding area with the approval of planning applications. - The Committee would like the volume of previous objections to be

	<p>considered as this is an application with no material changes.</p> <ul style="list-style-type: none">- The site continues to be remote from the village. Planning applications have been approved in the surrounding area but as these have no guarantee of being built and no timeline for completion, the site remains separate from the village. This raises many concerns for pedestrian and bicycle access as the use of pathways through neighbouring sites are planned but not yet built.- The area is a known flood plain and one of the lowest points in Cranleigh.- The Committee would like to highlight their confusion in the description as to if the access is to be considered within this application.- Members found the parkland management plan to be too risky and wouldn't 'stand up'.- A 'Grampian Style' condition should be put in place as with the other approved applications in Cranleigh, and would like to see consistency with applications as each application adds to the pollution of Cranleigh Waters.- The Members highlighted that a previous application is yet to be seen by the Planning Inspectorate.- With local knowledge in mind the sewage system cannot currently cope with heavy rainfall and with the
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	<p>addition of full permission given to the surrounding sites this will add to the cumulative effect on the sewage system.</p> <ul style="list-style-type: none"> - The flood zone map provided has not been updated to include the climate change allowances effective February 2016. - The proposed dwellings on the edge and roadside of the development are not in keeping with the surrounding area, as they are 3 storey buildings at 12.5 metres high and would be visible from many areas in Cranleigh and surrounding villages and which would create an undesirable urban landscape. - Members highlighted that the bus service information in the application is largely inaccurate. - The Committee would also like to highlight all previous objections that have been given by the planning Committee.
Bramley Parish Council	No comments under this application

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 the 25.11.2016, site notices were displayed around the site and neighbour notification letters were sent on the 14.11.2016. Re notification was undertaken on changes to the affordable housing provision on the 02.03.2017.

42 letters (including from the Cranleigh Civic Society and the Campaign to Protect Rural England) have been received raising objection on the following grounds:

Principle of development is unacceptable

- Cranleigh is already overcrowded
- The application conforms neither to local nor to national policy
- Repeat application is intended to wear down local opposition
- As the applications are substantially the same Waverley Borough Council should decline to determine
- The application is premature to the Local Plan and Cranleigh's emerging Neighbourhood Plan, now in draft form which stated that the site is unsuitable for development
- Para 17 of the NPPF encourages the effective use of land by re using previously developed land, 120 homes have been consented at appeal
- Remote location
- Loss of high grade agricultural land, and associated employment
- As it stands today taken on its own merits the site is remote
- The applicant acknowledges that if the parkland becomes unviable it could be returned to agricultural land
- Density of housing should not be calculated using the parkland
- This would be some of the highest housing density in Cranleigh with up to 50 dwellings per hectare in areas
- Amount of affordable housing unclear and subject to a viability assessment
- Single lane canal bridge on Elmbridge Road forms the main exit road for residents. Development is not providing funding for its improvement
- The Council currently has a 5 year supply so doesn't require more housing on greenfield land
- There are also four brownfield sites in the village that can deliver 237 houses, that would comply with the NPPF and put less strain on infrastructure
- Works are needed to Cranleigh Sewerage Works in order provide capacity for the development, therefore bringing into question the deliverability within the 5 year period
- There are concerns as to whether there are sufficient educational facilities
- Height of the buildings is not compatible with the low rise buildings
- Two schools are expected to come forward with a scheme for 93 homes
- Policies contained in the Draft Local Plan have yet to be examined in public
- Loss of employment from the site
- The experience of new occupants would be more akin to city dwelling
- Lower number of objections suggests apathy, comments on previous applications should be taken into account – (WA/2014/2127 objecting 99, supporting 55, WA/2015/1569 objecting 137, supporting 89)
- Local Plan is still not published
- Very few jobs in Cranleigh which would encourage more car journeys
- Buildings would be too close together and too tall

- Greenfield site such as this should be put on hold while the Local Plan and neighbourhood plans are in the formulation stage
- Some of the Swallowhurst development remains unsold – there is not a housing need in this area

Adverse impacts on character and countryside

- Buildings would be too close together and too tall
- Greenfield site such as this should be put on hold while the Local Plan and neighbourhood plans are in the formulation stage
- Height of the buildings is not compatible with the low rise buildings
- High number of 2.5 storey dwellings which could be argued to be three storey
- Flats would be 12.5 metres tall, higher than the height of flats which were recently challenged by members during Amlets Lane application
- Housing would abut open countryside and does not blend with its rural location
- An urbanising effect on a landscape characterised by rural views across the AONB
- This would be some of the highest housing density in Cranleigh with up to 50 dwellings per hectare in areas
- Density of housing should not be calculated using the parkland
- Harmful to the intrinsic character and beauty of the open countryside beyond the Green Belt

Adverse impacts on highways and access

- Knowle Lane and Alfold Road will not cope with the additional volume of traffic
- Elmbridge Road has two one-way bridges which would struggle with additional volumes of traffic and there are already queues of traffic at the traffic lights waiting to cross the bridge by Hewitts.
- The A281 is the main route to Guildford and already has serious traffic volumes and bottle necks
- Would encourage high use of private car
- Footpaths through another housing estate can not be relied upon
- The Transport report does not take into account the cumulative impact of granting consent for 425 dwellings at the Berkeley Homes site (WA/2016/1625) and 75 dwellings at Little Meadow (WA/2015/0478)
- There is no mention of the additional traffic generated in Cranleigh from Amlets Lane (125 dwellings) and along Horsham Road (WA/2016/0417 for 149 dwellings) both sites have been granted planning permission
- The report also omits Cranleigh Brick and Tile granted planning permission under (WA/2013/1947) which will result in HGV movements for a minimum of 5 and a half years
- There is no regular public transport along the Alfold Road
- No footpath along Alfold Road pedestrian routes unsafe

- Blocking of neighbours drive by people using the one stop shop will increase
- Site is not within walking distance of Cranleigh Centre

Adverse impact on flooding and sewage

- High water table
- Risk of flooding
- No provision within the FRA for climate change
- The FRA fails to mention the 2013/2014 flooding of Elmbridge Road
- The EA have updated their flood modelling since the FRA
- There would be an increased burden on the emergency services
- Concerns that the homes would not be able to obtain house insurance
- Sequential flood testing has not been completed
- Flood levels would be above the roof heights
- This would increase the risk of underwater streams around this area
- SuDS maintenance programme is far from convincing
- Reduced permeability will increase surface water runoff
- The Cranleigh Waters is currently failing in terms of water quality, there appear to be no plans to monitor the water being discharged from the development
- Works are needed to Cranleigh Sewerage Works in order provide capacity for the development, therefore bringing into question the deliverability within the 5 year period
- You can smell the raw sewerage in the stream in the summer
- The proposal would result in the discharge of more effluent into the Cranleigh Waters this would be a contravention of Para 109 of the NPPF and DEFRA guidance on improving water quality
- It is an offence to take actions to worsen the status of UK water bodies insomuch as to materially worsen or prevent them from achieving GOOD status by 2027 under the Water Framework Agreement.
- The application has not considered the odour risk from the Sewerage Treatment Works or the increase in odour that would occur from the development, therefore the ES submitted with the application is insufficient and Waverley are open to Judicial Review
- Reduced permeability will increase surface water runoff

Adverse impacts on ecology

- The proposal would adversely impact on ecology
- Buzzards, red kite, kestrel and many other birds and reptiles have been seen on the site

Adverse impact on Infrastructure

- Infrastructure and services can not adequately support existing population

- Medical services, schools and other services would be drastically effected
- The Royal Surrey Hospital is already overstretched
- The parkland is not deliverable or maintainable in the form suggested by the applicant
- The affordable housing might be abandoned
- The NHS has already raised concerns as to whether there are sufficient facilities
- Parkland is not in response to public need or demand
- Management scheme for the park does not stack up
- Cranleigh does not have the facilities i.e. schools, doctors, police, fire services, parking and roads to accommodate more people

53 letters expressing support on the following grounds have been received expressing support on the following grounds:

- Ideal proposal, quick and easy access to Cranleigh High Street
- Would provide much needed affordable housing in a location that people actually want to live.
- Well designed
- Sensibly laid-out without adversely affecting properties near by
- Excellent pedestrian/cyclist/disability vehicle access with paths providing direct access to the high street
- Benefit of delivering 40% affordable housing
- Benefit of 60 acre park to be given to the people of Cranleigh
- It is time some affordable housing was built in Cranleigh to enable our young people to buy their own home in the area
- It is great to note that 98% of the homes would be three bedroomed or less and 72% two bedroomed or less.
- The site can house key workers
- Please ensure that fibre to the homes is provided so that the best broadband is available
- Provision of the open air amphitheatre is positive
- Excellently sited in relation to Cranleigh centre
- The application site forms part of Waverley's new Local Plan
- Good variety of housing
- Could be an award winning development which Cranleigh can be proud of
- There is a desperate need for affordable housing
- Mixed development within easy walking distance of the village
- Added benefit of the parkland
- Good use of land, old glasshouses have become unsightly

Re notification letters were sent on the 2nd of March to notify of a reduction in affordable housing provision from 40% to 35% and an enhanced infrastructure package. Any representations received will be reported in an update to committee.

Determining Issues

- Principle of Development
- Prematurity
- Planning History
- Environmental Impact Assessment
- Loss of agricultural land
- Location of development
- Housing land supply
- Housing mix
- Affordable housing
- Highway considerations
- Impact on Countryside beyond the Green Belt
- Impact on landscape character
- Impact on trees
- Impact on visual amenity
- Impact on residential amenity
- Provision of Amenity and Play Space
- Flood risk and drainage considerations
- Noise Impacts
- Air Quality Impacts
- Archaeological considerations
- Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications
- Infrastructure
- Health and Wellbeing
- Financial considerations
- Climate Change and Sustainability
- Biodiversity and compliance with Habitat Regulations 2010
- Water Frameworks Regulations 2011
- Cumulative Impacts
- Representations
- Development Management Procedure (Amendment) Order 2015 Working in a Positive/Proactive Manner
- Conclusion and Planning Judgement

Planning Considerations

Principle of development

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The planning application seeks outline permission for the erection of up to 265 dwellings along with the formation of parkland with all matters reserved for future consideration except for access. As such, the applicant is seeking a determination from the Council on the principle of the residential development and associated access.

The reserved matters, which do not form part of the current planning application, therefore comprise: -

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

The current application does, however, provide indicative details in respect of layout scale and landscaping.

In this instance it is a material consideration that permission was refused under application WA/2015/1569, for a similar development of the site. However since that decision planning permission has been granted for 75 units (Little Meadow) above Area B and that the site forms part of a strategic allocation SS5 within the Draft Local Plan.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built

environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF at paragraph 197 provides the framework within which the local planning authority should determine planning applications, it states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: inter alia any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised. The site lies in the Countryside Beyond the Green Belt where Policy C2 of the Local Plan states that building away from existing settlements should be strictly controlled.

The proposal involves a substantial redevelopment of the site and as such the impact of the envisaged traffic movements on highway safety and capacity will be considered and the County Highway Authority have been consulted.

The proposal is for a substantial residential development and as such the Council's policies on housing density, size of dwellings and affordable housing are relevant.

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland and aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.

The NPPF states that access to high quality open spaces including canals and waterways can make an important contribution to the health and

wellbeing of communities. Policy C12 of the Local Plan states that development will not be permitted where it would have a detrimental impact on the visual qualities, setting, amenities, ecological value, heritage interest or water quality of canals and waterways.

The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The NPPF and Policy TC1 of the Local Plan set out that town centres should be recognised as the heart of a community and any proposed development should support their vitality and viability.

Planning history and differences with previous proposal

The planning history is a material consideration. The most recent planning application on this site was WA/2015/1569, also seeking consent for 265 dwellings along with parkland. Application WA/2015/1569 was refused for the following reasons:

1. Reason
The proposal, by virtue of the number of dwellings, scale, urbanising impact and cumulative effect with adjoining development would cause material and detrimental harm to the intrinsic character, beauty and openness of the countryside and visual amenity, contrary to Policies C2, D1 and D4 of the Waverley Borough Council Local Plan 2002 and Paragraph 17 of the NPPF. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.
2. Reason
The site is located within a remote and therefore unsustainable location, by reason of its relationship and proximity to services within the centre of Cranleigh. The proposal therefore fails to comply with Policies M1, M2, M4 and M5 of the Waverley Borough Council Local Plan and the aims and objectives of the NPPF.
3. Reason
The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

4. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education and the ongoing management and maintenance of SuDS and on-site Foul Water Package Treatment Plant and public open spaces. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.

5. Reason:

The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF.

Planning permission has previously been sought for the eastern part of the site (area c) for the change of use of land to provide sports playing field with associated parking and access from Knowle Lane under WA/2009/1763, this application was withdrawn. An historic proposal for a similar development was refused under WA/1987/0192.

Various historic permissions have been granted for additional greenhouses, associated water storage/drainage works and associated buildings relating to the Cranleigh Nurseries site. This is the area of land is identified as Area C and would accommodate majority of the proposed dwellings. These permissions relate to the lawful use of the site identified as Area C as being in use for horticulture.

In the case of this current application, the test is to consider whether firstly the loss of established business and agricultural land is acceptable, against relevant policy requirements and thereafter whether the proposed development would be acceptable in all other respects.

The plans submitted are not materially different from application WA/2015/1569. The main difference between the two schemes that consent has now been granted at Little Meadow directly above the site and the emergence of the strategic allocation in the Draft Local Plan.

With regards to the recent refusal the test is whether there are any material changes in circumstance or amendments to the scheme that would lead the Council in deciding the application to reach a different decision.

Prematurity

[Annex 1 of the National Planning Policy Framework](#) explains how weight may be given to policies in emerging plans. However, in the context of the Framework and in particular the [presumption in favour of sustainable development](#) – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#) or [Neighbourhood Planning](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

Whilst the Local Plan has been submitted to the Secretary of State for examination, the development proposed is not considered to be so substantial, or its cumulative effect so significant, that granting permission would undermine the plan-making process.

Environmental Impact Assessment

A Regulation 5 Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regs) was adopted by the Council in June 2014. The Screening Opinion concluded that the proposed development schemes falls to be classed as a Schedule 2 Urban Project (paragraph 10b), and would constitute EIA development.

Therefore the application is supported by an Environmental Statement (ES), as was the case for application WA/2015/1569. Both of these statements have been reviewed by the County Council's Environmental Impact Assessment Officer. In the case of this application only one objection had been raised, which was due to the ES not addressing the Environment Agencies amended climate change model. Updated information has now been submitted by the applicant to address this, and the Environment Agency and the Lead Local Flood Authority have both confirmed that the revised information is satisfactory. The objection from the EIA Officer has therefore been overcome.

The Council's scoping opinion identified the need to address the following: Air Quality, Archaeology, Historic Environment, Ecology, Geology and Soils, Hydrology and Hydrogeology, Landscape, Socio-economics and Traffic. Traffic, Heritage have been addressed separately to the ES, all other matters are covered in the new ES under the following headings; Socio-economics, Landscape and Visual Impact Assessment, Ecology and Nature Conservation, Water Recourses and Flood Risk, Land Contamination, Air Quality and Noise and Vibration. Consideration is given to each of the matters below:

i. Socio Economic

The ES states that the baseline data indicates that Cranleigh has a growing population and unmet demand for housing with a history of low affordable housing provision as one of the most unaffordable districts of the country. The proposal would assist also in meeting a local housing need and provide significant amounts of affordable housing. As such, it would have a positive social effect.

The resulting population would also benefit local businesses through increased footfall to the village from the increased population.

The significant amount of public open space proposed would also provide a link between the existing community and that proposed. In terms of the increased demand upon services, appropriate mitigation is sought either through formal provision or financial contribution to service providers. As such, the proposal is not considered have an adverse social or economic impact.

ii. Landscape and Visual Impact Assessment

The site does not fall within any designated Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGV) or Green Belt. The landscape characteristics of Areas A and B can be described as Low Weald, which is described as broad low lying...clay vale...intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and

hedgerows. The site also falls within Cranleigh sub-area CL1-B, as described in the Council's Landscape Study of August 2014.

Existing landscape features are also retained, through the country park, tree lined boundaries and existing lakes. It is considered that the proposed housing within Area B, would have a major adverse impact upon the landscape. This impact is considered in greater detail under the 'Impact on Landscape Character' section of this report.

It is considered that the ES has adequately explained the environmental implications of the proposed development and the proposed mitigation measures are acceptable. Officers are therefore satisfied that the likely effects of the development have been satisfactorily addressed and that there would not be a significant effect, in EIA terms.

iii. Ecology and Nature Conservation

Phase 1 and Phase 2 Ecological Surveys have been carried out, and this includes full details of ecological surveys undertaken. The application submissions suggest a significant level of mitigation to overcome any detrimental ecological impact, harm to nature conservation interest and wildlife habitats.

Surrey Wildlife Trust and Natural England have been consulted. Whilst Natural England has referred specifically to its own Standing Advice, Surrey Wildlife Trust has considered the proposals further and stated that provided the applicant undertakes all the mitigation works proposed, the proposals would conserve the natural environment and minimise impacts on biodiversity.

iv. Water Resources and Flood Risk

The information initially submitted lead to an objection from the LLFA, the EA and Surrey County Council's EIA Officer. This was on the basis that the proposal did not take into account the Environment Agencies updated climate change model. Additional information has been accepted by the EA as demonstrating that their climate change model can be accounted for, and the objection from the LLFA has also been overcome.

The Flood Risk Assessment and hydraulic modelling have informed the location and design of the housing development and proposals for the park in such a way that no housing falls within a zone at risk of flooding, and safe access is available to the development at all times. It is also demonstrated through the indicative designs that the proposals would not give rise to flood risk off-site.

The Environment Agency and Lead Local Flood Authority have considered the proposed development from a flood risk point of view, along with information to satisfy them that the latest climate change model has been taken into consideration, and have confirmed that no objection would be raised to the application on these grounds, subject to recommended conditions. A detailed assessment of flood risk and the proposed drainage strategy is set out under the 'Flood risk and drainage' section of this report.

v. Land Contamination

The site is identified within the Council's own records as being potentially contaminated. The ES concludes that was no current or historical evidence of concentrations of man-made contaminants are evident on site. However, further site investigation and monitoring are recommended to be carried out.

It is considered that, subject to the mitigation measures set out within the ES and appropriately worded conditions to secure further investigation, should planning permission be granted, that an appropriate and safe environment for future residents could be achieved

vi. Air Quality and Noise and Vibration

The ES concludes that the proposed development would not have an adverse impact upon air quality or noise and vibration subject to mitigation in the form of a Construction Management Plan (CMP) and a monitoring and review process whereby effect may be observed and actions adjusted where necessary.

The Council's Environmental Health Officers have agreed that a Construction Management Plan (CMP) is appropriate and could be secured by condition. They have also confirmed the need to restrict burning of material on-site, to protect the air quality for the existing receptors in the buffer zone to the AQMA. Diesel cars are also highlighted as a likely contributor to air quality, therefore electric vehicle charging points are required.

Summary

The applicant has addressed the outstanding concern with regards to the Flood Risk Assessment and the updated climate change model. In all other aspects the ES is considered to be acceptable, it is also noted that no objections were raised to the previous application (WA/2015/1569) on grounds of Environmental Impact. Whilst the applicant has submitted a new

ES the scheme is fundamentally the same as that previously considered acceptable in this regard.

It is considered that taking into account required mitigation, to be secured by planning conditions/legal agreements, the proposal would not have any significant environmental effects and would comply with the NPPF and the relevant policies of the development plan in respect of Environmental Impact.

The lawful use of the land and loss of agricultural / employment land

The application site consists of three distinct areas. Areas A and B consist of agricultural fields and Area C consists of the nursery and associated buildings. Policy RD9 of the Local Plan outlines that development will not be permitted which would result in the loss or alienation of the most versatile agricultural land unless it can be demonstrated that there is a strong case for development on a particular site that would override the need to protect such land.

On all grades of agricultural land, development will not be permitted which would result in the fragmentation of agricultural or horticultural holdings as to seriously undermine the economic viability of the remaining holding.

Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The submitted Agricultural Land Classification Assessment classifies the land forming Areas A and B as follows:

Grade	Description	Area (ha)	% of agric. land
2	Very good quality agricultural land	3.6	15
3a	Good quality agricultural land	2.6	11
3b	Moderate quality agricultural land	18.2	75
Non-agricultural		2.1	
Total	Total Agricultural	26.5	100

The above identifies that the majority of Areas A and B (75%) comprise Subgrade 3b agricultural land, which is not defined as 'best and most

versatile' land when assessed against the NPPF. The remaining 25% of the land comprises Subgrade 3a (11%) and Subgrade 2 (15%) agricultural land.

The NPPF is clear in stating that, where significant development of agricultural land is demonstrated to be necessary, poorer quality should be used in preference to higher quality. In the case of the current proposal, the majority of the land would make use of poorer quality land, and officers do not believe that the loss of 6.2 hectares of 'best and most versatile land', given the significant need for housing within the Borough, results in a significant loss of 'best and most versatile land'.

With regards to the loss of the employment use, Area C comprises Cranleigh Nurseries, associated greenhouses and ancillary buildings; therefore the lawful use of this part of the site is for use for horticulture.

Paragraph 22 of the of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The principle of the loss of the existing use was accepted under application WA/2015/1569. In support of application WA/2015/1569 a Market Assessment was provided by the applicants. The assessment concluded that given the nature of the glasshouse buildings and the extent of work required to make the site commercially viable for other commercial uses, the most appropriate use of the site would be the redevelopment for residential purposes. The Horticultural Appraisal and Viability Report also stated that the glasshouses have reached the end of their useful economic life and were considered obsolete in design and unsuitable for intensive and sustainable horticultural production. The report went on to state that the current rental income does not cover costs of the building, without allowing for factors such as depreciation and reinvestment. In addition, replacing the glasshouses on what is now considered to be a comparatively small site by modern standards for glasshouse crop production, and therefore a considerably larger area, would need to be considered. More favourable locations, such as the West Sussex coastal plain is more favourable for crop production. The recommendation of that Viability Report was that seeking an alternative non-agricultural or horticultural utilisation represented a more viable economic opportunity given the circumstance surrounding the current glasshouses. Although application WA/2015/1569 was refused permission the loss of the business use was

accepted. There has been no material change in circumstances since that decision that would warrant the long term protection of the horticultural business.

As concluded under WA/2015/1569, in the first instance, officers accept that the loss of the greenhouses would be acceptable given the current condition of the glasshouses, and the dated form. In the second instance, given the need for housing within the Borough and the site forms part of Strategic Housing allocation Policy SS5 of the Draft Local Plan, the loss of both the employment use and agricultural land is considered to be acceptable in this instance.

Location of Development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The Key Note Policy of the Waverley Borough Local Plan aims, amongst other matters, to make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment. The text states that opportunities for development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh), mainly through the re-use or redevelopment of existing sites.

Paragraph 55 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 69 of the NPPF states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

The village of Cranleigh provides a significant number of services and facilities. This is a material consideration that weighs in favour of additional housing growth in and around the village.

The application site falls outside of the settlement boundary, within the Countryside beyond the Green Belt. It is also physically divorced from the

settlement boundary. Area C is located within closest proximity to the exiting settlement boundary, whereas, Areas A and B would be located further from the settlement boundary, being some 150-200 metres south/west of the developed area boundary.

In this respect, it is a highly material consideration that planning permission was granted on appeal under reference WA/2014/0912 and subsequently under WA/2016/1625 in relation to Land South of High Street between Alfold Road and Knowle Lane, for outline planning permission with reservation for subsequent approval of the appearance, landscaping, layout and scale for the erection of up to 425 dwellings, including affordable homes, new access points and associated works. Furthermore, it is also material that the land directly to the north of Area B has been granted outline permission for 75 dwellings (WA/2015/0478 Little Meadow). Therefore, the extent of built form to the south of the existing village, and connectivity between the application site and the centre of the village, will change significantly as a result of these approvals. Opportunities would exist through the reserved matters submissions to ensure appropriate connectivity.

The need for connectivity between the Little Meadow consented scheme (WA/2015/0478), Land South of High Street between Alfold Road and Knowle Lane (WA/2016/1625) and the current application site has been given consideration in the current submission. The applicants have provided indicative plans demonstrating how routes could be achieved between the three schemes. This is largely a matter of detail for the reserved matters stage. Connectivity between the three sites would provide both pedestrian and cycle access into the village centre, which would encourage use of sustainable transport methods to and from the Village Centre and the proposed residential dwellings.

The County Highway Authority has also confirmed that it is satisfied that the proposed package of transport mitigation measures would improve accessibility to the site by non-car modes of travel. Therefore, the planning application does meet the transport sustainability requirements of the National Planning Policy Framework.

It is also a material consideration that the spatial strategy and site allocations within the Draft Local Plan considers the site (in combination with the adjoining land that now benefits from planning permission) to be suitable for a strategic allocation of up to 765 dwellings.

For the reasons set out above, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Cranleigh.

Therefore, whilst acknowledging that the site is outside of the developed area, it is considered that the proposal would not result in isolated dwellings in the countryside and as such the application is not required to demonstrate any special circumstances as required by paragraph 55 of the NPPF.

Housing Land Supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 47 of the NPPF states that local planning authorities should use their evidence bases to ensure their Local Plan meets the full needs for market and affordable housing in the Borough, and should identify and update annually a five-year supply of specific and deliverable sites against their housing requirements. Further, a supply of specific, developable sites or broad locations for growth should be identified for years 6-11 and, where possible, 11-15. LPAs should also set their own approach to housing density to reflect local circumstances and to boost significantly the supply of housing.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Paragraph 50 of the National Planning Policy Framework directs that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: inter alia plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

On 1st January 2017, the Council published an updated five year housing supply position statement. The statement sets out the housing requirement for the next five years based on West Surrey SHMA figures and various components of housing supply that the Council expects to come forward in

that period. As it stands, the supply of housing is 5.79 years worth of the housing requirement. Therefore, the Council can demonstrate in excess of the requirements of paragraph 47 of the NPPF. Notwithstanding this point, this does not mean, that what is otherwise sustainable development should necessarily be refused. Although this site does not form part of the 5 year supply identified on the 1st of January, the 5 year supply position is a rolling target and granting consent for 275 dwellings on this site would assist the Council in meeting its requirement moving forward.

Housing mix

The NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Waverley Borough Local Plan 2002, in respect of housing mix, is considered to be broadly consistent with the approach in the NPPF. It outlines the Council's requirements for mix as follows:

- a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,
- b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,
- c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The density element of Policy H4 of the Waverley Borough Local Plan 2002 is given limited weight following the guidance in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances.

Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances.

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) provides an updated likely profile of household types within Waverley. The evidence in the SHMA is more up to date than the Local Plan. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The West Surrey Strategic Housing Market Assessment (SHMA) 2015 sets out the likely profile of household types in the housing market area.

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) sets out the likely profile of household types in the housing market area. The SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

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

In addition to the West Surrey SHMA, the recently published West Surrey SHMA: Waverley Addendum 2015 provides more specific information for the Borough. This includes indicative requirements for different dwelling sizes for both market and affordable housing.

Table 15: Estimated Need by Number of Bedrooms (2013 to 2033) – Affordable Sector

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Godalming	41.4%	34.7%	22.4%	1.5%
Farnham	45.0%	28.7%	24.3%	1.9%
Haslemere	51.6%	26.9%	19.9%	1.6%
Cranleigh	52.0%	27.9%	18.5%	1.6%
Rest of Borough	50.3%	26.9%	21.4%	1.5%
Waverley	47.3%	29.2%	21.9%	1.7%

Source: Housing Market Model

Table 18: Estimated Need by Number of Bedrooms (2013 to 2033) – Market Sector

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Godalming	12.2%	36.3%	37.4%	14.0%
Farnham	8.1%	31.9%	39.7%	20.4%
Haslemere	13.7%	32.6%	34.1%	19.7%
Cranleigh	9.1%	30.3%	38.0%	22.5%
Rest of Borough	5.9%	29.5%	39.2%	25.4%
Waverley	9.3%	32.1%	38.2%	20.4%

Source: Housing Market Model

It is noted that this provides an alternate requirement to the West Surrey SHMA 2015, and is considered to be the most appropriate evidence in terms of identifying local need. However, Members should be aware that the proposed housing provision is required to meet the Borough wide need and not just a local need.

The applicants have provided a detailed mix of both the market and affordable housing, which is included below.

Dwelling Type	Market Housing	Affordable Housing	Total
1 bed		38 (41%)	38
2 bed	27 (16%)	29 (31%)	56
3 bed	81 (47%)	24 (26%)	105
4 bed	52 (30%)	2 (2%)	54
5 bed	12 (7%)		12
Total	172 (100%)	93 (100%)	265

Whilst the market units do not reflect the exact requirements of the SHMA recommendations, the affordable housing provision would closely reflect the Borough and local need for housing. In particular, a large proportion of 1-bed Affordable units is proposed, which are greatly needed. As such, the housing mix put forward for both market and affordable is considered to be acceptable. The proposal also provides a mix of tenure through affordable shared ownership and rented and open market units.

The proposal would therefore not strictly comply with Policy H4 of the Local Plan and the proposed market housing mix would fail to comply with the latest indicative requirements for different dwelling sizes as evidenced in the Draft West Surrey SHMA (2015).

Whilst this is the case, the proposal does offer a proportional mix of dwelling types and importantly the proposed affordable housing mix meets the indicative need. As such, Officers consider that housing mix is acceptable. Further, the overall proposed mix is considered to provide a well balanced mixed community. As such it is considered that the proposal would be acceptable in accordance with the NPPF 2012.

Affordable Housing

The NPPF outlines that to deliver a wide choice of quality homes, local planning authorities should identify where affordable housing is needed and

identify policies for meeting this on site, unless off-site provision or a financial contribution can be robustly justified.

The Local Plan is silent with regards to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan is unacceptable in principle, including affordable housing.

If, however, the principle of housing on this site is supported, then the provision of affordable housing could be regarded as a benefit of considerable weight to justify releasing the site from the countryside.

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority.

As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

As of 21st of February 2016, there are 1,543 households with applications on the Council's Housing Needs Register, who are unable to access housing to meet their needs in the market. This has been broken down as follows:

	1-bed	2-bed	3-bed	4-bed	TOTAL
WBC Housing Register	986 (64%)	399 (26%)	158 (10%)	N/A	1543
Cranleigh need register	77	42	13	N/A	132
SHMA 2015 recommendation	40%	30%	25%	5%	100%

Given the significant need for affordable housing borough wide and within Cranleigh itself, the Council would expect this scheme to help meet this need,

the demand for which is reflected in the 1,543 households on the Council's Housing Need Register.

Additionally, the West Surrey SHMA (2015) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The application proposes 106 affordable units representing 35% of the overall development. The following table provides a comparison of the proposed affordable housing mix with that recommended by the SHMA:

Dwelling Type	Affordable Housing	HMA
1 bed	38 (41%)	40%
2 bed	29 (31%)	30%
3 bed	24 (26%)	25%
4 bed	2 (2%)	5%
5 bed		incl
Total	93 (100%)	265

The applicant has proposed that the tenure split would be 30% intermediate housing for shared ownership and 70% rent. The proposed affordable housing offer closely reflects the needs identified within the SHMA.

Officers conclude, that overall, the proposed housing and tenure mix would contribute to meeting Borough and local needs in line with guidance contained within the NPPF and is a matter that weighs in favour the scheme and this is a matter to be weighed in the balance in the determination of this application.

It is noted that the application, as originally submitted proposed 40% affordable housing. This has been reduced to 35% as the overall infrastructure package has been significantly increased since the consideration of the earlier application (WA/2015/1569), with significantly greater contributions requested for off site highways improvements and towards the Cranleigh Leisure Centre. At 35% affordable housing the scheme still delivers a significant benefit above that within the emerging Local Plan Policy AHN1, which indicates a requirement for 30%

The proposed affordable housing would need to be secured by a Section 106 Agreement if permission is granted.

Impact on the Countryside beyond the Green Belt

Paragraph 17 of the NPPF sets out 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-taking.

These 12 principles are that planning should: *inter alia* take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The latest housing land supply figures confirm that the Council can meet its objectively assessed housing need. Policy C2 of the Local Plan therefore now carries significant weight; however, it should be noted that this is not full weight as Policy C2 does refer to protection for 'its own sake', whereas the NPPF places emphasis on protecting the intrinsic character and beauty of the Countryside.

The site is located within the Countryside beyond the Green Belt outside the recognised settlement boundary. It is not, however, designated for its landscape quality.

The site located to the south and west of Cranleigh, with the land being located within the Low Weald, National Landscape Character Area. The site is approximately 3km south of the Surrey Hills Area of Outstanding Natural Beauty (AONB). As noted above, the site is made up of three distinct parts.

Areas A and B are a low-lying, undulating, small scale, intimate farmed landscape which is enclosed by woodland, hedges and shaws. Area C is low-lying and dominated by the large scale, heavy massing of the West Cranleigh Nurseries glasshouses. There is an area of open scrubby land and two lakes (used for drainage) to the west of Area C.

Given the change in characteristics across the site, firstly the impact of Areas A and B are considered, as these comprise undeveloped green fields. Area A (22.8 hectares) would be made available as a public park, therefore the land use would change from agricultural grazing land, to Country Park, open to the general public. Given the topography and scale of Area A, this is considered to be sensitive to any change.

The proposed physical changes would include the provision of a lake, pond and wetland meadow, a Neighbourhood Equipped Area of Play (NEAP), car parking accessed from Knowle Lane, a raised view point overlooking the proposed lake and distant views of Hascombe Hill and the provision of 3 metre pathways across and around these new features. The pathways would provide pedestrian and cycle access linking between the centre of Cranleigh, Knowle Lane and the proposed housing within Area B.

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

It is considered that the proposed Country Park would result in a change to the way this part of the site is used, however, the proposed changes are not considered to be harmful to the appearance of the countryside. As such, the provision of the Country Park would not conflict with the objectives of Policy C2 of the Local Plan or paragraph 17 of the NPPF as it would largely protect the character and appearance of the countryside.

In terms of Area B (3.54 hectares), the proposal would replace an open field with substantial, urban built form through the construction of a mix of 1 and 2 storey properties, associated roads, lighting and hardstanding. As such, it is considered that the development of this part of the site would be harmful to the character of the open field and therefore countryside.

Given the existence of a tree belt along the northern boundary, together with further landscaping indicated, the harm to the countryside from the development of Area B would be largely contained within the application site. The indicative proposal to include a lower density of housing and a mix of both 1 and 2 storey properties would also assist in integrating the proposed development with the wider countryside.

Consideration should be also given to the development permitted under WA/2016/1625 (Land South of High Street between Alfold Road and Knowle Lane) and under WA/2015/0478 (Little Meadow), as these developments would alter the character of the existing land to the north of the site, and would form the context in which the development would be viewed from the wider countryside.

As for Area C, the proposed development would replace an expanse of greenhouses and concrete hardstanding. It is considered that whilst the proposals to replace the greenhouses would result in buildings of a greater height being constructed, given the removal of large expanses of existing

glasshouses, the changes to the character of the countryside would not be as significant to that which results from the development of Area B, which is an undeveloped site. It is also noted that approximately a quarter of the southern boundary of Area C adjoins a commercial site, which hosts bulky, warehouse type structures.

The indicative proposals for Area C continue the landscaping and design approach to Area B, through the retention of the existing tree belt around the lakes to the west and the reinforcement of planting to the southern and northern boundaries. The indicative layout also identifies opportunity for landscaping throughout the site, and the public footpath to the south would be well landscaped and surrounding land would form a buffer to the open countryside to the south. As such, it is considered that some harm to the countryside would result. However, given the characteristics of this part of the site, the harm would be largely contained within the application site.

It is the officers' view that there would be harm to the character and appearance of the countryside, through the development of Areas B and C, and this is a matter to be weighed in the balance in the determination of this application.

Highways considerations, including impact on traffic and parking

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 significant amounts of movements 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 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”.

The application is accompanied by a Transport Assessment (TA) which assesses existing transport conditions in the area and assesses the impact of the proposed development.

In addition, the County Highway Authority (CHA) has identified specific highway infrastructure needs for Cranleigh, to identify key pieces of infrastructure needed to accommodate additional housing growth with the village.

The TA identifies that within the AM Peak hour (08.00-09.00) there would be a total of 128 vehicular movements, 32 arrivals and 96 departures. In the PM Peak (17.00-18.00) there would be 150 movements, 101 arrivals and 49 departures.

In addition to the assessment of the standalone impact of the proposed 265 residential units included in the proposals for the Knowle Park Initiative, a cumulative assessment is provided, to take account of future developments in Cranleigh. This has resulted in an assessment of the following key junctions:

- Elmbridge Road/Horsham Road Signalised Junction;
- Elmbridge Road/Alfold Road Priority Junction;
- Guildford Road/B2130 Roundabout;
- High Street/Knowle Lane Priority Junction;
- High Street/Ewhurst Road/ Horsham Road Roundabout;
- Elmbridge Road “Weyside Bridge” Priority Shuttle; and
- Elmbridge Road ”Downs Link Bridge” Signalised Shuttle.

The cumulative impact upon the Elmbridge Road/Horsham Road junction and the High Street/Knowle Lane junction has been assessed and the Transport Assessment highlights that the proposed development alone would not have a serve impact on the highway network, and even with background growth being tested the change to this junction is considered minimal. No contributions towards improvements to this junction have been requested.

In terms of the Elmbridge Road/Alfold Road, Guildford Road/B2130 roundabout and the High Street/Ewhurst Road junctions, the TA states that these junctions would operate well within capacity in 2019, with all future development completed.

The TA states that there would be a minimal increase in traffic as a result of the scheme as a standalone proposal and in combination with other proposals

at the Elmbridge Road “Weyside Bridge” Priority Shuttle layout. Notwithstanding, it is identified by the CHA as a pinch-point for traffic on Elmbridge Road, and the CHA has identified a strategy for overcoming the constraints of the existing arrangement. As such, a proportionate contribution is offered by the proposal for the improvement of this junction.

The TA considers the impact of the development upon the Elmbridge Road “Downs Link Bridge” Signalised Shuttle. The CHA has identified a need for surfacing and lighting improvements. As such, a proportionate contribution towards the delivery of this improvement is offered by the proposal. The CHA has also requested significant contributions towards bus service enhancements.

The applicant has agreed to provide a package of mitigation measures that would directly mitigate the impact of traffic generated by their development and would also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development in Cranleigh.

The proposed highway infrastructure contributions closely reflect the infrastructure improvements that have been secured through the S106 in relation recently allowed for development WA/2016/1625 (Land South of High Street between Alfold Road and Knowle Lane), as well as the S106 for WA/2014/1038 (Little Meadow). As such, the proposed scheme would assist in the delivery of the infrastructure improvements in and around the village.

The CHA has confirmed that it is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network, within the context of the likely future cumulative impact of development in Cranleigh. The CHA has also confirmed that the proposed access and movement strategy for the development would enable all highway users can travel to/from the site with safety and convenience.

In terms of car parking provision, the applicants have provided a design code which proposes a recommendation to use car barns that are essentially car ports, to give opportunity for cars to be parked instead of these spaces being used for other purposes. The design code also suggests that to avoid casual parking along access ways, the use of bollards, planting, and surface variations on narrower roads should be used. The level of parking provision would be a detailed matter to be dealt with under any subsequent reserved matters application, should outline planning permission be granted the applicants would be committed to providing the level of parking provision required under the Council’s Guidelines (2013).

Officers are satisfied that on the basis of the density of the proposed development, an appropriate level of car parking provision could be provided for within the site.

As such, the proposal would comply with Policy M1 and M14 of the Waverley Borough Local Plan 2002 as well as the transport sustainability requirements of the National Planning Policy Framework.

Impact on visual amenity and trees

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.

Paragraph 58 of the Framework further directs that planning decisions should establish a strong sense of place, creating attractive and comfortable places to live in and respond to local character and reflect the identity of local surroundings.

Whilst the application is an outline application, with all matters reserved except access, illustrative layout plans, a Design Code document and a Design and Access Statement have been submitted, providing information to demonstrate how the design character and layout have evolved.

The application is supported by a tree report and survey. The tree report describes potential arboricultural impacts from roadway/access construction from Alfold Road only. It is recognised that direct tree loss will be required to create/widen access into both of these fields. However, no assessment has been made in this respect of any access alterations proposed/required for the Knowle Lane access or impacts from potential excavation and land modelling associated with the aims of the draft "leisure and recreation proposals" or associated car parking. It is noted that the Knowle Lane access would be widened to allow for two way traffic and this would have some impact on the adjoin tree belt. None of these trees are covered by preservation order and the access arrangements are identical to that considered acceptable under WA/2015/1569. The relationship between the proposed dwellings and the boundary trees should be considered under the reserved matters submission. Although there would be some impact on trees, subject to an appropriate

layout, and replacement landscaping being agreed at the reserved matters stage the application is considered to be acceptable in this regard.

The indicative layout on the master plan would ensure that a high-quality layout could be achieved, with the provision of good quality public open space and focal points throughout the development. A well landscaped linear park is proposed to run through the development from east to west, linking the proposed housing areas with the Country Park to the east.

The indicative parameter plans show that the density of Area B would be low to medium density at 10-20 dwellings per hectare. Area C which forms the existing nursery site would be at a higher density with the range proposed being from 10 to 50 dwellings per hectare. These parameter plans are indicative at this stage and therefore the detail of the distribution along with the details of the layout and design of the buildings is to be considered at the reserved matters stage. Officers consider that there may need to be some re balancing of the density between the two sites to achieve the best layout. However, this can be achieved via the reserved matters.

The proposed layout also seeks to retain existing landscape features and supplement the site's tree lined boundaries so that they form landscape buffer to the countryside to the south of the site.

The site has existing boundary features to some boundaries that would partially limit visual landscape impact. However, it is considered that the rural feel of the stretch of Alfold Road affected would be urbanised and experience of using the Public Right of Way through the site would be dramatically altered. The informal feel of the countryside character would also be impacted upon by the formalisation of increased recreational usage and associated features.

The 10 mature oak trees along the southern and eastern boundaries of Area B are all large trees for the species. The Council's Tree and Landscape Officer has confirmed that these are important features in the landscape and any built form causing harm to their rooting environment could adversely impact their health. It is considered that the detailed design and layout could ensure that proposed development could be entirely excluded from the root protection of these trees. Should planning permission be granted, this matter could be adequately addressed by condition.

Given the well contained nature of the site, and the proposed layout it is considered that a high quality scheme could be achieved, and the adverse visual impact could be significantly reduced given the indicative detailed proposals submitted. Indicative master plans have also been submitted, which

demonstrate how the layout of both the application site and neighbouring site to the north of Area B, could bring forward a design approach that would complement and link with one another. It is considered that an appropriate condition, as noted above, could secure an appropriate relationship between sites.

In light of the above, it is noted that the proposed scheme would have an urbanising appearance to the Alfold Road frontages. However, a good quality internal layout and environment for future residents could be achieved. The proposal would therefore comply with the requirements of Policies D1 and D4 of the Local Plan and the NPPF.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning 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.

The nearest existing residential properties to the proposed development are located to the north of the application site along the Alfold Road. At this stage the layout provided is indicative, however, given the size of the site the impact on these neighbouring properties can be adequately addressed through the submission of the reserved matters.

The layout plan is only indicative at this stage, but given the proximity of the proposed dwellings to the boundaries and the presence of intervening landscaping and open fields, it is considered that the proposal would not result in any detrimental loss of light or privacy to these properties.

Account must also be taken of the scheme granted consent under WA/2015/0478 (Little Meadow) on the adjacent site, in terms of layout and the relationship between proposed dwellings. An application for reserved matters which will include a layout is yet to be submitted at Little Meadow. However, there is sufficient space within the development site and the adjoining land to ensure that one layout would not prejudice the amenities afforded to the other. As such, the relationship between the two proposed sites, based upon the indicative plans is likely to be acceptable.

It is noted that adjacent to a small section of the southern boundary of Area C, there is an existing industrial building and the Littlemead Industrial Estate is located to the north. A noise survey to consider current conditions, and future environments for residents was submitted under the previous application WA/2015/1569. The noise survey concluded that in the worst case, measurements indicated a daytime and night-time noise level close to the proposed location of residential dwellings of 53dBA and 47dBA respectively. There has been no material change to the expected impact from noise on the development since the consideration of the last application. It is considered that the impact from adjoining noise sources can be adequately controlled via condition. The Council's Environmental Health Officers have not raised any objection in terms of the likely relationship between the proposed dwellings and existing uses within the locality. As such, the proposed noise environment for future occupants is considered to be acceptable.

Some concerns have been raised with regards to the potential for impacts from odour from the pumping station on the northern side of the Elmbridge Road. However, the site is located approximately 650 metres from the closest point of the pumping station. The Council's Environmental Health Department have reviewed the relationship with the pumping station and are satisfied that this would not cause harm to amenity of future occupants.

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

Although in outline with all matters except access reserved, Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of amenity for future and existing occupiers.

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 Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of outdoor playing space.

In terms of public open space and play provision, the following is proposed:

- Parks and Gardens 19.11 Ha
- Amenity Green Space 0.68 Ha
- Natural and semi-natural green spaces 2.37 Ha (including hedgerows and mature spaces)
- Existing Woodland (vintage Osier Bed) 0.91 Ha
- Green Corridors (stream banks) 0.70 Ha
- Primary Pedestrian Footpath/Cycleway 1.74 Km
- Secondary Paved Footpaths 1.14 Km
- Tertiary (unmade) Footpaths 0.54 Km
- Combined LAP and LEAP within Area B
- 7 LAPs and a LEAP within Area C
- NEAP and Adventure Play Area in the northwest corner of Site Area A

The proposed indicative scheme provides a wide range of playspace and the submitted drawings demonstrate that suitable play facilities would be provided within a reasonable walking distance of the dwellings proposed.

The indicative layout demonstrates how this provision could be made and officers are satisfied that such a level of provision can be provided alongside the proposed housing development and associated access. The provision of public open space significantly exceeds the FIT requirements and the provision of the large Country Park is also considered to be of public benefit.

The applicant has indicated that the Park would be managed by a Trust. The setting up and management in perpetuity will be a matter to be secured through the S106 legal agreement, and is listed within the heads of terms listed above.

As such, the applicant has indicated that an acceptable level of amenity and play space is provided and the provision of the Country Park would be of benefit to the existing community.

Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of play space for the future community. The areas of open public space in the layout would contribute to creating the sense of place and character of the area. The design and

positioning of the green open spaces in the layout are considered to be a positive element of the scheme.

Flood Risk and Drainage considerations

Paragraph 102 of the NPPF states that “if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted”.

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk

areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

The application site falls within Flood Zones 1, 2 and 3 and is classed as a more vulnerable form of development and as such in accordance with paragraphs 102 and 103 of the NPPF the sequential and exception tests have to be passed.

The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the exception test is required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the exception test if required.

Decisions on planning applications relating to major developments should ensure that SuDS for the management of run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate.

Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

Sequential Test

In light of the site's location, being partly in both Flood Zones 2 and 3, consideration as to whether the site passes the Sequential Test is set out below.

Officers consider that the Sequential Test should be applied to the 15 SHLAA sites in and on the edge of Cranleigh, on the basis that the settlement is a location for housing growth under each of the four housing delivery scenarios identified in the emerging Local Plan. This approach was advocated by the appeal Inspector considering the scheme under WA/2016/1625, at paragraph 51 of the appeal decision (Appeal Ref: APP/R3650/W/15/3129019).

Within the applicant's Sequential Test assessment, seven of the fifteen development sites have been disregarded due to their inappropriate size for and alternative development, which is agreed by Officers. On this basis, the remaining eight sites were taken forward for further assessment by the applicant, which include SHLAA sites 294 (land at Horsham Road); 394 (land north of Wyphurst Road), 395 (land south and east of Littlemead Industrial Estate), 688 (land at Bowles Farm), 620 (land adjacent to Ruffolds Farm), 296 (Ruffolds Farm), 9 (Hewitts Industrial Estate) and the application site.

Having considered the SHLAA sites listed above, given recent approvals, the following sites are no longer considered appropriate for inclusion in this Sequential Test approach, sites 294, 394 and 395, therefore the remaining 4 sites are considered relevant.

The current application site was submitted in the 2014 'Call for Sites'. It was given a 'amber' RAG score in the 2014 SHLAA, and formed a wider parcel of land to that proposed under the application, as it includes Little Meadow to the north.

In considering each site, the only site of the 4 remaining to be considered at risk of fluvial flooding (risk from rivers) is the application site; however, taking account of just the proposed developed area for housing, the development would take place entirely within Flood Zone 1. Therefore, whilst the overall site would be ranked as least favourable if it is taken overall, it ranks as the most favourable if account is only taken of the developed area. In terms of risk of flooding from surface water, the site is considered to be the 4th favourable out of the assessed sites.

Other considerations are that the SHLAA sites 620 and 296 have both received a 'red' RAG score in the SHLAA, and whilst these sites in

combination could accommodate the number of dwellings proposed, they are considered to be less favourable.

A further Land Availability Assessment (LAA) was published in August 2016, with the updated base date being the 1st April 2016. The sequential test has been reviewed against the LAA, no additional sites capable of accommodating an equivalent or greater number of dwellings that would be sequentially preferable are contained within the updated LAA.

The reason that other sites are considered less favourable are that the majority of these sites are grade 2 agricultural land, both poorly related to the settlement, particularly site 620, being separated from the settlement boundary. In addition, the Green Belt Review has identified that there is a case for considering an extension to the Green Belt in this location to strengthen its role in this locality. Although there are some similarities between the application site, both sites 620 and 296 are considered less favourable than the application, which is rated 'amber' in the SHLAA. Both sites have also been listed as rejected sites in the latest LAA, as these sites would require a significantly higher density to accommodate the number of dwellings proposed and are located in areas to be included as Green Belt. By way of comparison, the LAA does list the application site as a potential housing site with a capacity for 265 dwellings.

Notwithstanding, that other sites may be more favourable purely on the basis of a quantitative exercise, it is a material consideration that all residential development would be located within Flood Zone 1. Therefore, it is considered appropriate to apply the Exception Test required by paragraph 102 of the NPPF.

Exception Test

The Exception Test, as set out in paragraph 102 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

The recent appeal decision on the neighbouring site (Land South of the High Street WA/2016/1625) considers in detail the matter of sustainability benefits

and confirms at paragraph 58 that the ranking through the Council's Interim Sustainability Appraisal (ISA) is only one step in a three-stage process assisting the Council with selection of initial alternative housing scenarios. The score may say something about the sustainability credentials of the site in the context of a Borough-wide assessment produced for a specific purpose.

However, the ISA does not provide an analysis of the sustainability benefits of a development, or how the benefits to the community are sufficient to outweigh flood risk. It was the Inspector's view that this element of the Exception Test goes beyond the broad exercise carried out in the ISA. It requires a much more focussed consideration of the scheme's sustainability benefits, and the balancing of those benefits against the flood risk, which is a matter that will be considered in the overall assessment of the scheme.

In terms of the second bullet point to paragraph 102, safety of the development for its lifetime is dependent on the location of the proposed housing outside of any areas at risk of flooding, that flood risk is not increased elsewhere and the safety of access and egress from the site in the event of a flood.

Fluvial Flood Risk

Flooding on site currently results from either the Cranleigh Waters or Littlemead Brook watercourses independently, or both watercourses together. However, given the extensive size of the whole site, the risk of flooding varies across the site, therefore consideration of Areas A, B and C.

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

Area B is a minimum of 700mm above the modelled 1% Annual Exceedance Probability (AED) flood event, including the allowance for climate change. It is shown to be in Flood Zone 1 and the proposed residential development on this portion of the site will not be at risk of fluvial flooding from any event in the Littlemead Brook, up to and including the 0.1% AEP.

Area C includes an area of flood risk at its western end, this includes Flood Zones 2 and 3. Notwithstanding, the proposed residential development, including an appropriate allowance for climate change is to be located entirely within Flood Zone 1. Therefore, although the indicative siting of dwellings would be in close proximity to the modelled flood zones, the topographic

survey of the site confirms that proposed properties will be located above the modelled flood water level. The EA is content with this position, subject to a condition, requiring all that all 'more vulnerable' development as defined by the National Planning Practice Guidance (NPPG) will be located within land designated as Flood Zone 1.

In addition, all buildings will be set at least 300mm above the modelled flood water levels, which includes an allowance for climate change.

Surface Water

Area C is currently the only part of the proposed development site to have a formal surface water drainage system. Surface water is currently collected from the roofs of the greenhouses and surrounding areas of hardstanding and is discharged into the water storage ponds in the west of the site via pipes. The water within the ponds is used for irrigation within the nursery, and also has an outfall into the local watercourse network. There is currently no formal drainage provision for Areas A or B since these are undeveloped open green fields.

The FRA suggests that the feasibility of infiltration SuDS on this site is low as a result of the poor levels of infiltration in the land and therefore recommends the use attenuation storage across the site, to ensure surface water run-off is attenuated to the existing greenfield run-off rate.

The site specific FRA identifies the measures that would be incorporated into the design of the development to ensure that the volumes and peak discharge rates of surface water leaving a development sites are no greater than the rates prior to the development. As such, the risk of flooding off-site from surface water would not increase.

The LLFA is satisfied that the drainage strategy satisfactorily details the proposed surface water drainage matters, therefore a condition is recommended should planning permission be granted to secure the provision of such drainage details, prior to occupation. A condition is also proposed to control surface water drainage throughout the construction process.

Foul Drainage

In terms of foul drainage, it is proposed that the development would link into the existing foul drainage network. Thames Water has been consulted and has confirmed in its consultation response that there is sufficient capacity within the existing network to accommodate the proposed development.

Officers are aware of concerns raised regarding the sewage treatment plant in Cranleigh, and matters of treated foul water being discharged to existing watercourse, which at various times have been dry, resulting in water quality issues. It is for the statutory authorities to take the necessary measures to satisfactorily accommodate the new development, and Thames Water has confirmed that the development can be accommodated.

Access and Egress

It is the responsibility of the LPA to consider matters of access and egress. Paragraphs 6.26 through to 6.33 of the Flood Risk Assessment addresses the need for safe dry access. The application demonstrates that dry access to Cranleigh Village can be achieved via roads and public rights of way which lead through Holdhurst Farm onto Knowle Lane before passing through Coldharbour Farm and through the south-eastern suburbs of Cranleigh.

The proposed mitigation measures to the road and footpath along Alfold Road are considered to provide a safe dry access and egress through Alfold Road to the development for the 1 in 100 year plus an additional allowance for climate change storm event. In addition, the proposals provide a pedestrian dry access to outside the floodplain for a 1 in 1,000 year storm event taking into consideration the requirements of the EA.

It should be noted that the development site itself is outside the floodplain and above the 1 in 1000 year flood level providing dry refuge for residents and protection to property.

Summary of flood risk

The developed area of the site would be a safe zone, free from flood risk. The Environment Agency has confirmed that the homes would be safe from flood risk, subject to conditions, which are recommended should planning permission be granted.

In taking account of the assessments within the submitted FRA, consultation responses from the Environment Agency, Thames Water and the Lead Local Flood Authority, it is concluded that the proposed development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere.

Nevertheless, given part of the site's location within Flood Zones 2 and 3, in accordance with paragraph 102 of the NPPF, an assessment of the sustainability and community benefits must be considered as to whether they outweigh the risk. This assessment is made below in conclusion to this report.

Contaminated land

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account.

Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The application is supported by a Land Contamination Assessment. The assessment concluded that a potential pollutant was identified from the build up of fertile topsoil within the glasshouses resulting from their extended horticultural use, whereby organic matter in the significant depths of topsoil could result in the generation and release of critical concentrations of carbon dioxide into sub-structures of new housing, thus having a potential effect on the health of the occupants.

Demolition and removal of the glasshouse structures, hard standings and other structures may expose historical contaminants that have the potential to result in their release to the surrounding environment. Disturbance of the ground during earthworks for the construction of new housing may uncover contaminants. The residential use of the site may therefore expose new residents to soil pollutants that might affect their health.

The Environmental Health Officers have confirmed that they agree with the report, which recommends further site investigation and the potential preparation of a remediation strategy for the site depending on the outcome of further sampling.

It is therefore recommended that conditions to secure investigation and risk assessment, submission of remediation scheme, implementation of remediation scheme and reporting of any unexpected contamination, be included, should planning permission be granted.

Air quality

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by: *inter alia* preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location.

The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of *inter alia* (c) 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; (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances

In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular *inter alia* (a) development, which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution, will not be permitted.

Noise and air quality assessments have been undertaken to establish the existing conditions on and near the site.

The site is not located within any of the Council's designated Air Quality Management Areas (AQMA); these are located some significant distance from the development, namely in Farnham, Godalming and Hindhead.

The data from the Council-operated monitoring stations indicate that the air quality standards have "been easily achieved each year at the roadside and rural locations" near the site, and there is a decreasing trend with an expectation for a continuing general improvement.

The introduction of residential properties to the area may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.

There are also potential concerns relating to local air quality through any potential emissions during the construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development.

It should be noted that the impact of dust and emissions from construction can have a significant impact on local air quality. As there is no safe level of exposure, all reduction in emissions will be beneficial.

The application site will increase vehicular traffic which will have an additional effect on the air quality in this location. However, the levels of impact from vehicular movements would not be so significant to warrant an objection on these grounds.

Notwithstanding the above, in the event permission were to be granted, Officers are satisfied that air quality could be suitably controlled through conditions to include a Construction Site Management Plan. This would help reduce the impact on air quality during the construction process. The Council's Environmental Health Team has not raised any concern with regard to impact upon air quality through increased traffic movements.

As such, the proposal would be acceptable on these grounds, subject to the recommended conditions.

Archaeological considerations

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The County Archaeologist has been consulted and confirmed that there has been very little previous development in the area and no meaningful investigations so the archaeological potential of the site is uncertain. On this basis, it is recommended that a condition requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation, be applied should planning permission be granted.

Infrastructure

Policy D13 of the Local Plan states that “development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements”.

Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions

should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

From 6th April 2015, CIL Regulation 123 is amended to mean that the use of pooled contributions under Section 106 of the Town Country Planning Act is restricted.

At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In the light of the above change, the infrastructure providers have been requested to confirm that the identified contributions contained within the PIC calculator meet the tests of CIL Regulations 122 and 123. The final obligations to be included within the Section 106 agreement will need to satisfy the tests of the Regulations.

This application proposes the erection of 265 dwellings and the detailed Heads of Terms outlined earlier within the report are considered to be justified under CIL Regulations 122 and 123.

The applicant has submitted a draft S106 Legal Agreement to secure these works, which would ensure that appropriate mitigation could be secured to prevent adverse impacts resulting upon infrastructure and the development. As a result, the development would therefore accord with Policies D13 and D14 of the Local Plan 2002.

It is to be noted that the proposed Heads of Terms have resulted from producing a detailed infrastructure list, setting out the future improvements required should new housing development come forward within Cranleigh. This work has been carried out without prejudice to the outcome of current or future planning applications.

Its purpose is to inform infrastructure needs for the village in the absence of an up to date Local Plan and to seek to mitigate the impacts of new development upon services, facilities and the highway network in the immediate locality.

The proposed scheme would make a proportionate contribution towards relevant improvements in line with those secured through the appeal scheme approved under WA/2016/1625 (Land South of High Street between Alfold

Road and Knowle Lane) for outline permission for the erection of up to 425 dwellings, the outline planning permission granted under WA/2014/1038 (Amlets Lane) for the erection of up to 125 dwellings and a mixed use community building and Land at Little Meadow WA/2015/0478 for 75 dwellings. It is however noted that the infrastructure package has improved since the consideration of the earlier application (WA/2015/1569), with current the application seeking to secure a greater contribution towards off site highway improvements and a contribution of £626,725.00 towards the building of the new Cranleigh Leisure Centre. This is considered to be a benefit to the scheme past that which was agreed under the previous application.

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

There are no implications for this application. The application can through the provision of appropriate details through the reserved matters achieve an appropriate layout that addresses accessibility, crime and disorder.

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 £384,250) 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. This is a benefit to be weighed in the balance of the schemes determination.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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 National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application is supported by an Ecological Appraisal produced by Ecosulis, dated May 2014 providing an Extended Phase 1 Habitat Survey, Bat Habitat Suitability Assessment, Badger Survey and Great Crested Newt Habitat Suitability Assessment. The application is also support by Bat Activity Surveys

Reptile Presence/Absence Surveys, Water Vole Surveys and a Dormouse Survey, July 2015. Following further clarifications this information was considered to be acceptable under application WA/2015/1569. These surveys were updated in September 2016 before submitting this new application.

The Surrey Wildlife Trust has been consulted on the contents of the surveys and reports and has confirmed that in line with their comments on the previous application that the application is acceptable subject to conditions. The proposal therefore conforms to the objectives of the NPPF in this regard.

Cumulative Effects/in-combination effects

It is important that the cumulative effect of the proposed development and any other committed developments (i.e. schemes with planning permission,

(taking into consideration impacts at both the construction and operational phases), or those identified in local planning policy documents) in the area are considered.

Cumulative effects comprise the combined effects of reasonably foreseeable changes arising from the development and other development within a specific geographical area and over a certain period of time. The significance of cumulative impacts needs to be assessed in the context of characteristics of the existing environment. This is to ensure that all of the developments:

- Are mutually compatible; and
- Remain within the environmental capacity of the area and its environs.

Officers have in considering the proposed development taken account of the in combination and cumulative impacts of the development. In particular, the proposed development would adjoin further housing sites. This includes the scheme allowed on appeal, planning reference WA/2016/1625, and that consented under application WA/2015/0478.

The technical reports submitted in support of the application have taken account of the in-combination affects as well as consultation response from statutory consultees. In particular the highways impacts have been considered in terms of the wider need for Cranleigh. In response to this, the proposed development would make a contribution towards the delivery of highway infrastructure improvements.

The landscape impact has also be taken into account, and collectively, whilst there would be harm to the immediate locality, and a change to character of a section of Alfold Road, the in combination effect would not in officers view be significant.

Matters including the ecological impact, surface water flood risk / management and construction works have also been considered and can be adequately addressed through appropriate controlling conditions.

The proposed development would not cause cumulative harm to the character and amenity of the area, flood risk or highway safety.

Overall, it is considered that the cumulative and in combination effects have been taken into consideration.

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 provision of open space, extensive parkland, children's play facilities, pedestrian and cycle routes and an adventure trail in the scheme is considered to be positive in terms of the health and well being of future residents and also existing residents near the site. Additionally, the risk of pollution is minimised through the suggested mitigation measures

The Council has sought the views of NHS England, Health Watch and the Guildford and Waverley Clinical Commissioning Group. Formal views from these statutory consultees have not been provided.

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003.

It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

Thames Water has confirmed that there is sufficient capacity and that they have undertaken a risk based foul capacity assessment for this proposal which looks at the available sewerage infrastructure. It is therefore considered that appropriate treatment would be available, and that the proposal would not harm water quality in the Cranleigh Waters. The proposal would not therefore conflict with the Water Framework Directive.

Responses to issues raised by Third Parties and the Parish Council

A number of concerns have been highlighted in third party representations as well as in the Cranleigh Parish Council response. It is also noted that a number of letters in support of the proposal have been received. These comments have been very carefully considered by officers and it is considered that all matters have been addressed in detail above.

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

Conclusion / planning judgement

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

Whilst the Council can demonstrate a 5 year housing land supply, this does not mean that what is otherwise sustainable development should be refused. It is considered that the approval of this scheme would further strengthen the Council's 5 year supply position, with the application site being available for development with some of the housing capable of being deliverable within 5 years. Furthermore, the proposal would assist in the provision of much needed affordable housing in the local area and in the Borough in general and would also have an active role to play in achieving positive growth.

Delivery of affordable and market homes in the context of the constraints that apply to the Borough would therefore comprise the most significant social benefit to flow from the proposed development and would be consistent with the NPPF's basic imperative of delivery.

The starting point is the development plan and the policies set out above. In forming a conclusion, the NPPF is a significant material consideration. It requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The NPPF sets out at Paragraph 7 that there are three dimensions to sustainable development, which include the economic, social and environmental dimensions.

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised. Policy C2 of the adopted Local Plan 2002 states that building in the countryside, away from existing settlements will be strictly controlled. Substantial weight can now be given to this policy given that the Council can demonstrate a 5 year supply of housing.

In taking account of the current adopted Local Plan Policy C2, the principle of development would be unacceptable. However, whilst this Policy has a timeless element in terms of protection of Countryside beyond the Green Belt,

account must be taken of the NPPF presumption in favour of sustainable development as well as the Pre-submission Local Plan Part 1 policies.

The application site forms part of the strategic allocation in the draft local plan Policy SS5, and follows a recently allowed appeal scheme on land north of the site (WA/2016/1625 - Land South of High Street between Alfold Road and Knowle Lane) and consent granted at Little Meadow (WA/2015/0478), which also fall within this allocation. The application, therefore seeks planning permission for the remaining 275 units which make up this strategic site allocation in the Draft Local Plan (2016).

The proposal would deliver economic gains from a number of sources, including construction-based employment and increase in local spending. The provision of landscaping, play space, education and improving the Downs Link would arise largely from the need to mitigate the effects of the development. However, the provision of a large Country Park makes provision over and above that required just for mitigation and is therefore of significant long-term public benefit.

The site is considered to be located within a sustainable location given the connectivity to the centre of Cranleigh village and the services and facilities available. Access would be significantly enhanced, through connectivity with the approved development sites to the north.

The application also demonstrates that the site can be made safe from flood risk and the risk of flooding elsewhere would not be increased. The sequential test has also demonstrated that the site would be more suitable than the remaining SHLAA sites considered in the assessment of relevant sites.

Notwithstanding the above, it does remain that the proposed development would result in harm to the character and appearance of the countryside. However, in view of the proposed indicative design, layout and density, together with appropriate landscaping retention, there is potential for some of the harm to the landscape and visual amenity to be mitigated against, which would minimise the wider visual harm.

The proposal would not result in the material loss the best or most versatile agricultural land. Furthermore, it would not result in the fragmentation of an agricultural holding so as to seriously undermine the economic viability of the remaining holding. As such, officers consider their loss to be acceptable in this instance.

The applicants have also agreed an appropriate mix of affordable housing to meet the needs Borough as identified in the West Surrey SHMA. The level of

affordable housing provision and the mix of housing will be secured by the S106 agreement.

In addition, the proposed S106 agreement would secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, an early years and primary and secondary education contributions; future ownership, management and maintenance of on-site SUDS, play space and the proposed County Park. Should the members agree Officer's recommendation to approve the application, the draft S106 will be completed to secure the above obligations.

Therefore, subject to the completion of the S106 legal agreement, the proposal would, in the officers' view, effectively limit the impacts of the development. In addition, the proposal would improve accessibility to the site by non-car modes of travel.

Although a similar scheme was refused by the Council, given the overall benefits, the allocation in the Draft Local Plan and the consent granted on the adjoining land also falling within the strategic allocation, it is reasonable for a different decision to now be reached.

The social and economic benefits of the scheme are considerable. The need for new housing in the area is undisputed and in Cranleigh, green field sites are expected to make a contribution to the overall housing supply. The loss of a piece of countryside close to the urban edge of Cranleigh, with limited harm to the wider landscape, would be outweighed by the social and economic gains identified above.

In the light of the above, the benefits of allowing this development would significantly and demonstrably outweigh its adverse impacts. It would amount to sustainable development, bringing wider sustainability benefits to the community. The flood risk Exception Test would thus be fulfilled.

Officers therefore consider that the benefits of the scheme would significantly outweigh the adverse impacts identified, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate that the proposal should be resisted.

Recommendation

Recommendation A

That subject to consideration of any further representations by the 10.03.2017 and having regard to environmental information contained in the application,

the accompanying Environmental Statement together with the proposals mitigation and subject to completion of a S106 legal agreement to secure 35% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, POS and SuDS within 3 months of this date of the committee resolution to grant permission, permission be GRANTED subject to the following conditions:

1. Condition

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

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

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

Reason

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

2. Condition

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

Reason

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

3. Condition

The plan numbers to which this permissions relates are: Site location plan ref: CPDL/KPI-2/001 Rev R03, CPDL/KPI-2/005 Rev R02, CPDL/KPI-2/007 Rev R05, CPDL/KPI-2/008 Rev R02, CPDL/KPI-2/009 Rev R02, CPDL/KPI-2/010 Rev R01, Bp.kpicranleigh.1(Alfold Road

DU) Rev A (highways improvements and drainage upgrades), Bp.kpicranleigh.1(Alfold Road GA) Rev A, Bp.kpicranleigh.1(Alfold Road GA) Rev C, 14-223-TPP-01-Rev-A and 14-223-TPP-02-Rev-A. 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.

4. Condition

Prior to commencement of development, a phasing plan shall be submitted to and approved by the Local Planning Authority. The phasing plan shall include details of the location of the phases of the development and a programme of phasing for the implementation of the development. Once approved the development shall be carried out at all times in accordance with the phasing plan (and programme of phasing contained therein).

Reason

To assist in the delivery of the scheme, in accordance with the objectives of the NPPF. This is a pre commencement condition as the condition goes to the heart of the permission.

5. Condition

No phase (as agreed by condition 4 above) of the development hereby approved shall be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for that phase, in consultation with the Highway Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purpose.

Reason:

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

6. Condition
- No development or operations involving the bulk movement of earthworks/materials to or from the development site shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) on-site turning for construction vehicles
 - (k) Scheme for the bulk movement of earthworks/materials to or from the development.

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

Reason

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012. This is a pre-commencement condition as this detail is required ahead of any works taking place to ensure satisfactory arrangements are made to safeguard the local highway network during construction works.

7. Condition
- No phase of the development hereby approved (under condition 4) shall be first occupied until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in relation to that phase, in consultation with the Highway Authority for:
- (a) The secure parking of bicycles within the development site.
 - (b) Providing safe routes for pedestrians / cyclists to travel within the development site.
 - (c) Electric vehicle charging points in accordance with Surrey County Council’s Car Parking Guidance.

Reason

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.

8. Condition

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling.

Reason:

In accordance with of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.

9. Condition

The development hereby approved shall not be first occupied unless and until works to improve the surface of Public Footpath 393 within the application site have been provided, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason:

In accordance with of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.

10. Condition

Prior to the commencement of development details of the following shall be submitted to and approved by the Local Planning Authority.

- Detailed drawings of all the SuDS/Drainage elements and layout
- Full drainage calculations showing that all storm events up to the 1 in 30 year storm event are contained within the drainage system and that the 1 in 100 year + CC storm event is suitably managed on site.
- Details showing that the proposed attenuating SuDS can accommodate a peak fluvial and peak surface water run off event at the same time

- Confirmation of the proposed storage on site and details of what the base line water level will be within the pond and how much storage volume will remain.
- Results from the undertaken infiltration testing.
- Details of where any exceedance flows (ie rainfall greater than design or flows following blockages) would run to avoiding risks to people and property
- Details of construction phasing, ie how drainage will be dealt with during works including pollution prevention, and how SUDS will be protected and maintained during construction
- Details of the required maintenance regime for the suds elements and who will be responsible for maintenance
- A post construction verification report by an engineer setting out that the elements have been installed as agreed
- Details of how the applicant will prevent the outlet from blocking

Once approved the development shall be completed at all times in accordance with the approved details.

Reason:

To ensure the Sustainable Drainage System is designed and maintained to the technical standards. This is a pre commencement condition as the matter goes to the heart of the permission, to ensure the site is appropriately drained.

11. Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

A) A design that satisfies the SuDS Hierarchy and includes the results from the infiltration testing in accordance with BRE Digest 365

B) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS

C) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+allowance for climate change storm events, during all stages of the development (Pre, Post and during), and discharge offsite at a rate no greater than greenfield runoff rates as detailed in CRANLEIGH FLOOD RISK ASSESSMENT KNOWLE PARK INITIATIVE PROJECT NUMBER: 16057 and supporting documents” This shall include confirmation of all required attenuation volumes.

D) Evidence that the lakes can accommodate both the 1 in 100 year 6 hour storm event + CC storm event and fluvial flood waters from a fluvial peak event at the same time without causing flooding

E) A drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels

F) long and cross sections of each SuDS Element including details of flow restrictions

G) An exceedance flow route plan detailing where water will drain to during exceedance events

H) Details of management and Maintenance regimes and responsibilities

Reason:

To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site. This is a pre commencement condition as the matter goes to the heart of the permission, to ensure the site is appropriately drained.

12. Condition

Prior to the first occupation of any phase (to be agreed under condition 4), a verification report for that phase shall be carried out by a qualified drainage engineer and be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure the Sustainable Drainage System is designed to the technical standards. To ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG.

13. Condition

Prior to the commencement of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason:

To ensure that the proposal has fully considered system failure, to prevent flood risk in accordance paragraph 102 of the NPPF. This is a pre-commencement condition as the matter goes to the heart of the permission.

14. Condition

The development (excluding demolition) shall not commence until full details of the proposed foul water drainage scheme have first been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing and design). Such details shall include provision for the phased implementation.

No building shall thereafter be occupied until the approved foul water drainage scheme has first been carried out and operational in accordance with the approved details. Once approved the development shall be retained at all times in accordance with the approved details.

Reason:

To ensure that the proposed development is satisfactorily drained and in the interest in amenity in accordance with Section 10 of the NPPF and Policies D1 and D4 of the Waverley Borough Council Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

15. Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Water Environment Limited, Project number 16057, Rev A, dated October 2016, the following mitigation measures detailed within the FRA:

1. More vulnerable development, including residential units will be sited within flood zone 1 (fluvial flood risk);
2. Finished floor levels will be set no lower than 46.25m above Ordnance Datum (AOD);

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is sought in accordance with paragraphs 101 to 103 of the national planning policy framework (NPPF) and seeks that the development follows a flood risk sequential approach to developing the site. Furthermore, it seeks to protect people and property from an increased risk of flooding.

16. Condition

Prior to the approval of any reserved matters, a scheme to demonstrate that there is no raising of ground levels within flood zones 2 or 3 and/or a flood water storage compensation scheme demonstrating that any built footprint within flood zones 2 or 3 has been appropriately mitigated and compensated for up to and including the design flood level of 45.95 m above Ordnance Datum (AOD), has been submitted to, and approved in writing by, the local planning authority.

The scheme(s) shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and seeks to ensure that flood risk is not increase elsewhere as a result of the proposed development.

17. Condition

Prior to the commencement of development for each phase a scheme for the provision and management of a 10 metre wide buffer zone alongside the Littlemead Brook and Cranleigh Waters shall be submitted to and agreed in writing by the local planning authority for that phase. The buffer zone shall be measured from the top of the bank. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens, fences and formal landscaping and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone, clearly marking the distance of the edge of the development (including gardens and car parks) from the bank top of the brook along its entire length. This should be a minimum distance of 10m but vary in shape and size to include larger areas;
- details of any proposed planting scheme. All new planting and seed mixes within the buffer zone should be native species only, of UK provenance;
- details demonstrating how the buffer zone will be protected during development;

- details of how the buffer zone will be managed/maintained over the life time of the development – this may form part of a Landscape Management Plan;
- details of how the watercourses/river corridors will be enhanced;
- details of any proposed footpaths, cycle ways, fencing, lighting etc. Any paths should be set back at least 10m from the river bank except in specifically agreed locations for justified reasons.. To minimise disturbance from residents and their dogs, some sort of barrier should be provided along the watercourse, such as parallel swales, fencing or scrub barriers.

Reason:

This condition is sought in accordance with paragraph 109 of the NPPF. Development that encroaches on watercourses has a potentially severe impact on their ecological value, e.g. artificial lighting disrupts the natural nocturnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This is a pre-commencement condition as this matter goes to the heart of the permission.

18. Condition

No development shall take place until a detailed method statement and a Construction Environmental Management Plan (CEMP) that are in accordance with the mitigation measures outlined in chapter 4 of the Ecology Report (May 2014), Chapter 5 of the Ecology Report (July 2015) and Chapter 8 of the Environmental Statement have been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

1. A map or plan showing habitat features to be removed and retained, including all trees and hedgerows.
2. A map or plan showing habitat areas to be specifically protected during the works.
3. The timing of the works
4. The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution). All retained habitats, including the watercourses should be fenced at 10m from the top of the river bank.
5. Updated ecological survey works before and throughout the development period which will inform the detailed method statement.
6. Any necessary mitigation for protected species
7. Restoration methods

8. Details of vegetation clearance
9. Any necessary pollution protection methods, particularly relating to the building demolition and construction of drainage infrastructure
10. A lighting strategy that considers and mitigates for the impacts on bats and the river corridor. To reduce light spill into the river corridor, all artificial lighting should be directional and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) "Guidance Notes For The Reduction of Obtrusive Light".
11. Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved method statement.

Reasons

This condition is sought in accordance with paragraph 9 of the NPPF and Policy C12 of the Waverley local plan. It seeks to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy. Furthermore, the Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

19. Condition
No occupation of any building shall take place until a landscape and ecological management plan based on the recommendation in chapter 5 of the submitted Environmental Statement (September 2015), including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The landscape and documentation that contains the relevant information):
 1. description of the ecological features of the site
 2. a map detailing trees/hedgerows to be removed, retained and planted
 3. detail extent and type of new planting. All planting is to be of UK native species of local provenance – some of the tree species currently

proposed in the DAS are not native and could detract from the ecological value of the site. Please note that any plants/trees should be produced and sourced within the UK to minimise the risks of pests and diseases being imported into the UK and introduced into the environment.

4. details of any new habitat created on site supported by a detailed map
5. an explanation of how protected species will be protected during the restoration phase and during longer term management operations
6. details of ecological enhancements to the Littlemead Brook and Cranleigh Waters as mitigation for the loss of habitat and increased disturbance resulting from the development. This could include thinning of trees, introduction of gravel, introduction of woody debris, removal of in channel obstructions (e.g. weirs/culverts), etc.
7. details of the installation of bat and bird boxes
8. details of maintenance regimes supported by a detailed map, including details of treatment to site boundaries and/or buffers around water bodies
9. details of on-going ecological survey work to further shape the Management Plan
10. details of management responsibilities and long term funding

Reason

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy. It is supported by paragraph 109 of the NPPF.

20. Condition

Prior to the approval of any reserved matters a scheme detailing the design, construction and management details of the proposed wildlife lake shall be submitted and approved in writing by the local planning authority. The approved scheme shall be implemented in the manner and phasing as agreed. The scheme shall include details of the proposed lake including the following features:

1. A sinuous outline.
2. Shallow margins, grading down to a deeper central area.
3. Variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife.
4. Native planting only, of UK provenance.
5. Details of any surrounding habitat to provide refuge for amphibians and other wildlife.

Reason

This condition is sought in accordance with paragraphs 109 and 118 of the NPPF. It is necessary to ensure that the proposed lake is

developed in a way that contributes to the nature conservation value of the site.

Please note that from biodiversity and geomorphological aspects, we do not recommend creating new water bodies on line to an existing watercourse as they interrupt the continuity of the river environment, interfering with the naturalness of the watercourse.

21. Condition

No development shall take place until a scheme detailing the number, location and design of the crossings over the watercourse shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The crossings should be designed as bridges rather than culverts. All bridges shall be clear spanning structures with the abutments set back from the watercourse on both banks to provide a wildlife corridor beneath the bridge. The location and design of these crossings should be adapted dependent on the results of further ecological surveys (e.g. for otter, water vole and white-clawed crayfish). The design of the crossings should incorporate mitigation measures to mitigate for the loss/fragmentation of habitat and any impacts on protected species (including fish)/habitats of ecological importance.

Reason

This condition is sought in accordance with paragraphs 103 and 109 of the NPPF. Watercourses are important linear features within the landscape which facilitate the movement of water and wildlife between suitable habitats and improve the robustness of species populations.

22. Condition

No development shall take place until the applicants or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Once approved the development shall be implemented in accordance with the approved scheme.

Reason

In the interests of protecting the historic environment in accordance with Section 12 of the NPPF and Policy HE15 of the Waverley Borough Local Plan 2002.

23. Condition

The development hereby permitted shall be carried in strict accordance with the measures detailed in the Extended Phase 1 Habitat Survey, Bat Habitat Suitability Assessment, Badger Survey and Great Crested Newt Habitat Suitability Assessment, and further surveys by Ecosulis dated July 2015, and Chapter 8 Ecology and Nature Conservation within the Environmental Statement.

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

24. Condition

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

- i. An indicative programme for carrying out of the works
- ii. The arrangements for public consultation and liaison during the construction works
- iii. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- v. the parking of vehicles of site operatives and visitors
- vi. loading and unloading of plant and materials
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- ix. wheel washing facilities
- x. measures to control the emission of dust and dirt during construction
- xi. a scheme for recycling/disposing of waste resulting from demolition and construction works
- xii. details including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be

submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

No machinery or plant shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site except between the hours 08:00 – 17:30 Monday to Friday and 08:00 – 13:00 on Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

26. Condition

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the “indoor ambient noise levels for dwellings” guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason

In the interests of the amenities of future occupants, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

27. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential

to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

28. Condition

Should flood lighting of the site during the demolition/construction phase or of any area during the operation phase be required, a detailed scheme of external 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. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Reason:

In the interests of visual and residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

29. Condition

Prior to commencement of the development hereby approved, a detailed method statement for the removing and / or long-term management or control of the Indian Balsam present on site, shall be submitted to and approved by the Local Planning Authority (this should include measures to prevent the spread of Indian Balsam during any stage of works). The method statement should also identify the measures to ensure that any soils brought to the site are free from seeds / root / stem of any invasive plants listed under the Wildlife and Countryside Act 1981, as amended.

Reason:

In the interests of preserving and enhancing the natural environment, in accordance with paragraph 109 of the NPPF and the Natural Environment and Rural Communities Act.

30. Condition

No works to existing lakes/ponds shall take place or no new lakes shall be created until a satisfactorily scheme detailing the proposed works, including the proposed wildlife lake, and any other associated features have been submitted and approved in writing by the local planning authority. The works and new features will be implemented and maintained as agreed. The scheme shall include the following features:

- A sinuous outline;
- Shallow margins, grading down to a deeper central area.
- Native planting only, of UK provenance.
- Surrounding habitat to provide refuge for amphibians and other wildlife.

Reason:

This condition is sought in accordance with paragraph 109. This condition is necessary to ensure that the any proposed water feature, including the wildlife lake, is developed in a way that contributes to the nature conservation value of the site. NPPF paragraph 109 requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. This is also supported by paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

31. Condition

Prior to commencement of the development the proposed vehicular access to Alfold Road shall be constructed in general accordance with Mayer Brown Drawing No. Bp.kpicranleigh.1(Alfold Road GA) revC, and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently maintained to the satisfaction of the Local Planning Authority.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

32. Condition
Prior to the commencement of Public Park phase of the development the proposed modified vehicular access to Knowle Lane shall be constructed in general accordance with Mayer Brown's Drawing 'Bp.kpicranleigh.1(Knowle Lane GA) Rev A' and subject to the Highway Authority's technical and safety requirements. Once provided the access including visibility splays shall be permanently retained to the satisfaction of the Local Planning Authority.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

33. Condition
Prior to the commencement of development an investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates in the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons as defined in the NPPF and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Reason

In the interest of the contamination of the site and 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.

34. Condition
If identified be required a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental protection Act 1990 in relation to the intended use of the land after remediation.

Reason

In the interest of the contamination of the site and 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.

35. Condition

The approved remediation scheme must be carried out in accordance with its terms prior to commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

In the interest of the contamination of the site and 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.

36. Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 33, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 35, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 37.

Reason

In the interest of the contamination of the site and 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.

37. Condition

Unless otherwise required by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until condition 33 to 36 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority, in writing until condition 35 has been complied with in relation to that contamination.

Reason

In the interest of the contamination of the site and 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.

38. Condition

Hours of construction, including deliveries to and from the site shall be limited to 0800-1800 Monday to Friday; 0800-1300 on Saturdays and no work on Sundays and Bank or Public Holidays.

Reason:

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

39. Condition

No development shall commence until a detailed scheme of external street lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The intensity of the illumination permitted by this consent shall be no greater than that recommended by the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01.

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

40. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development.

41. Condition

Notwithstanding the indicative plans, no occupation of the development shall take place until details have been submitted to identify pedestrian and cycle links up to the shared boundaries have been submitted to and approved by the Local Planning Authority. The details so approved shall thereafter be implemented in accordance with the approved detail prior to the completion of the development.

Reason: To ensure that future links can be provided to neighbouring sites and in order to achieve and cohesive and mix community. In accordance with Section 7 of the NPPF and Policies D1 and D4 of the Waverley Borough Council Local Plan 2002.

Informatives

1. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
2. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-

planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

3. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
4. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
9. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance [ance of highway infrastructure](#). Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
10. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
11. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.
12. In order to prevent the potential of a leak into the environment and possible legal action being taken, any oil or chemical storage tanks should be surrounded by an impervious oil/watertight bund. The volume of the bund compound should be a least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. If there are multiple tanks, the compound should be at least equivalent to the capacity of the combined capacity of the tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

13. An application will be required under the building regulations. This will cover issues such as drainage, ventilation to kitchens and bathrooms, provision for means of escape in case of fire and sound insulation between lettings.
14. The details of any activity requiring a permit such as concrete crusher must be submitted to the Planning Authority prior to the works being carried out and approval given in advance.
15. Your attention is drawn to the Environmental Protection Act 1990 - nuisance from bonfires. If a statutory Nuisance is caused by burning on site, an abatement notice will be served upon you.
16. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Bylaws 1981 (as amended), prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This includes Cranleigh Waters and Littlemead Brook.
17. "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.
18. On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 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.
19. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a

protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

20. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk
21. 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.

Recommendation B

That, if the requirements of Recommendation A are not met permission be REFUSED for the following reasons:

1. Reason
The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.
2. Reason
The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education; leisure provision and the provision, ongoing management and maintenance of SuDS, play space and public open spaces and parkland. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.
3. Reason:
The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF.