

Mr C Jasper
Devine Homes
111 Bell Street
Reigate
Surrey
RH2 7LF

Matthew Evans
Head of Planning Services

When calling please ask for: Planning Enquiry Team
Telephone: 01483 523583

Calls may be recorded for training or monitoring

Date: 23 December 2015

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2014/2113

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 4 November 2014 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Outline application for the erection of 71 residential dwellings including access and associated car parking (as amplified by emails and additional information received 29/01/2015; 02/02/2015; 18/02/2015 (highways modelling information); 22/05/2015 (flood risk assessment Revision K) and 24/06/2015 (reptile survey) and amended by email received 06/01/2015 (housing mix) and plan received 22/06/2015 (revised site layout 02C)

Land to the west of St Georges Road, Farnham.

SECOND SCHEDULE

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 permission relates are 1441/P/01 Rev C, 1441/P/02 Rev C, 1441/P/03, 1441/P/04, BCL140136, Figure 1: Site Location Plan, Figure 2: Landscape Character Zones, Figure 3: Zone of Visual Influence (ZVI) and Figure 4: Photographic Location Plan. 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

The development hereby approved shall not be commenced unless and until the proposed vehicular access to St. George's Road has been constructed and provided with visibility zones in accordance with the approved plans and to the satisfaction of the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2m high above ground level.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

5. Condition
Prior to commencement of development, 15 metres of the new access road shall be constructed to a minimum of base course level in accordance with the approved plans and details to be agreed with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

6. Condition
The development hereby approved shall not be commenced unless and until the layout of internal roads, footpaths, footways and cycle routes have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. Once agreed the approved details shall be implemented to the satisfaction of the Local Planning Authority. There shall be no obstruction to visibility splays between 0.6m and 2m high above ground level.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

7. Condition
The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

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

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works
- e) provision of boundary hoarding behind any visibility zones
- f) vehicle routing
- g) measures to prevent the deposit of materials on the highway (including wheel washing to prevent the deposit of mud on the highway)

- h) before and after construction condition surveys of the highway (within a geographical area to be agreed) and a commitment to fund the repair of any damage caused.
- i) on-site turning for construction vehicles 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

9. Condition

Prior to the occupation of the 30th dwelling the applicant shall construct improvements to Footpath 112 to include:

- a) Surface improvements between Badshot Lea Road and Little Acres Nursery
- b) Groundworks for the provision of ducting to enable the provision of lighting at a later date.

Such works shall be limited to the extent of the existing footpath as set out in Surrey County Council's Definitive Statement and carried out in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

10. Condition

Prior to the occupation of the 50th dwelling the applicant shall construct dropped kerbs and tactile paving at:

- a) the junction of St George's Close.
- b) on both sides of St George's Road immediately north of Low Lane.
- c) in the vicinity of the village hall on both sides of St George's Road near the proposed access to the development also to include a footway landing point and to provide pedestrian access to the village hall.

Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

11. Condition

Prior to the occupation of the 50th dwelling the applicant shall construct a 'village gateway feature' on St George's Road to the south of the proposed development in the vicinity of the existing change in speed limit. Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

12. Condition

The applicant shall construct 3m wide paths at its own expense in accordance with details to be first agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Such works shall provide improved pedestrian and cycle routes to include:

- a) Prior to the occupation of the 50th dwelling the widening of the existing footway to provide a shared footway/cycleway along the western side of St/ George's Road leading from the start of new village gateway feature and along the St George's Road site frontage.
- b) Prior to the occupation of the 50th dwelling the provision of pedestrian and cycle links within the site to a minimum width of 3m comprising:
 - i. a path to provide to the far north eastern corner of the site to St. George's Road,
 - ii. two pedestrian access points along the southern boundary of the application site fronting Footpath 112.
 - iii. a link to the north eastern boundary of the recreation ground on the western boundary of the application site.
 - iv. a path to the western boundary of the development to connect to the recreation ground path specified at iii above.
 - v. a path from St. George's Road alongside the proposed site access into the development.

Once agreed the works shall be provided to the satisfaction of the Highway Authority and permanently retained free of any obstruction to allow unrestricted use.

Reason

To accord with Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012 and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

13. Condition

Prior to the occupation of the 50th dwelling the applicant shall upgrade the two existing bus stops on Badshot Lea Road to provide new bus shelters, accessible

height kerbing, new bus stop poles/timetables, and Real Time Passenger Information. Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

To accord with Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

14. Condition

Prior to the occupation of the 50th dwelling the applicant shall resurface Footpath 109 from the junction of Springholm Close to St George's Road. Such works shall be limited to the extent of the existing footpath as set out in Surrey County Council's Definitive Statement and carried out in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

15. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- a) Independently accessible secure parking of bicycles integral to each dwelling or building within the development site,
- b) Welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities.

Thereafter the agreed Welcome Packs shall be issued to each new first time occupier and the cycle parking shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To accord with Section 4 'Promoting Sustainable Transport' of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

16. Condition

Prior to the commencement of development on site, a surface water drainage scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and Paragraph 103 of the NPPF 2012.

17. Condition

Prior to the commencement of development on site, a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works have been completed.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and Paragraph 103 of the NPPF 2012.

18. Condition

The development hereby permitted shall be carried out in accordance with the measures detailed in 'Section 5 Recommendations' of the Phase 1 Habitat Survey Report, dated June 2014, prepared by Skilled Ecology Consultancy Ltd and the additional recommended actions set out in 'Section 5' of the of the Reptile Survey Report, dated June 2015, prepared by Ecology Solutions.

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.

19. Condition

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

Reason

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

20. Condition

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

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

Reason

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

21. Condition

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

22. Condition

If contamination is found to be present on the site, works shall cease and a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

Reason

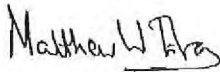
In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

23. 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.



Matthew Evans
Head of Planning Services

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.
3. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under

the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

6. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
9. 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 Streetworks permit and 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 Streetworks permit and an application will need to be submitted to the County Council's Streetworks 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-permitsand-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/floodingadvice.
10. 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).
11. 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.
12. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between

0.6m and 2m in height above ground level shall be erected within the area of such splays.

13. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
15. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
16. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200
17. 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.

WA/2014/2113

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

