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Date: 16 February 2017

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2016/1625**

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 5 August 2016 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 31/03/2019, the expiry of WA/2014/0912.**

### **FIRST SCHEDULE**

Application under Section 73 to vary Condition 18, 21 and 22 of WA/2014/0912 (pre-commencement conditions) to allow alternative wording to include a phased proposal of the development. This application is accompanied by an Environmental Statement. (as amplified by Statement of Conformity received 20/12/2016).  
Land South Of High Street Between Alfold Road And Knowle Lane, Cranleigh.

### **SECOND SCHEDULE**

1. Condition  
Details of appearance, landscaping, layout and scale, (hereinafter called ""the reserved matters"" ) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason

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

2. Condition

The development hereby permitted shall be carried out in accordance with the following approved plans: 00734\_M01 Rev P1, 00734\_M02 Rev P1, 00734\_M03 Rev P1, 00734\_M04 Rev P1, 00734\_M05 Rev P1, 00734\_PP01 Rev P1; 00734\_PP02 Rev P1, 00734\_PP03 Rev P1, 00734\_PP04 Rev P1, 00734\_PP05 Rev P1, 00734\_PP06 Rev P1, 0576-D-01 Rev F, 0576/SK/001 Rev G, 0576/SK/018 Rev D, 0576/SK-103 Rev A, 0576/SK/104 Rev A, 0576/SK-106 Rev C, 0576/SK-016 Rev B, D2149L.100 Rev B.

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.

3. Condition

Details of the finished floor levels shall be submitted to and approved in writing by the local planning authority before any phase of the development commences and the development shall be carried out as approved.

Reason

In the interests of achieving a development of high quality and the visual amenities of the area, and to ensure the principles shown in the masterplan and design and access statement are delivered, in accordance with Policies D1 and D4 of the Local Plan 2002.

4. Condition

No development shall take place in any phase of the development until samples of the materials to be used in the construction of the external surfaces of the dwellings to be constructed in that phase have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

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

5. Condition

The development hereby permitted shall comprise no more than 425 dwellings.

Reason

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

6. Condition  
Application for approval of the reserved matters of the first phase of the development shall be made to the local planning authority not later than 31 March 2017.

Reason

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

7. Condition  
The development hereby permitted shall begin either before the expiration of:  
a) 2 years from the date of this permission; or  
b) 12 months from the date of approval of the last of the reserved matters to be approved, whichever is later.

Reason

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

8. Condition  
Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the local planning authority of a Programme of Phased Implementation for the permission hereby granted. The development shall thereafter be carried out in accordance with the agreed Phasing Programme. The Phasing Programme shall indicate the timing of construction of the scheme phases, including the provision of associated external works, commensurate with the phases and associated areas/uses being brought into use.

Reason

To ensure the proper and effective development of the site in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition  
Notwithstanding the plans listed in Condition 2, access to the site from Alfold Road and Knowle Lane shall be constructed in accordance with schemes submitted to and approved in writing by the local planning authority. The schemes shall be based on drawing nos: 0576/SK/001 Rev G and 0576/SK/018 Rev D. No dwelling shall be occupied until the Alfold Road access to and from the site has been implemented.

Reason

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

10. Condition  
Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the local planning authority of the treatment of the pedestrian access to the Downs Link. No dwelling completed in the phase relevant to the pedestrian access shall be occupied until the works are completed in accordance with the approved details.

Reason

Having regard to the character of the area and to ensure a safe and secure pedestrian environment, in accordance with Policies D1, D4 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012. This is a pre-commencement condition because the matter goes to the heart of the permission.

11. Condition  
Within any reserved matters application pursuant to this approval, the landscape details required by Condition 1 shall include a detailed landscaping scheme (including detailed designs and specifications). The landscape designs and specifications shall include the following:
- i. Full details of planting plans and written specifications,
  - ii. Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
  - iii. Details of all hard surfacing materials (size, type and colour)

The landscaping shall be implemented prior to the occupation of any part of the development hereby approved or in accordance with a programme to be agreed in writing by the local planning authority.

Reason

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

12. Condition  
A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas in each phase of the development, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or the phase of the development to which the submitted plan relates. The landscape management plan shall be carried out as approved.

Reason

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

13. Condition  
No development shall take place until a scheme for the protection of existing trees and hedges which are to be retained within the site has been submitted

to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason

To safeguard the roots of the mature trees in the interests of the visual amenity and character of the area, in accordance with Policies D6 and D7 of the Local Plan 2002.

14. Condition

No floodlighting or other form or external lighting scheme shall be installed unless it is in accordance with the details which have previously been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. The lighting shall thereafter be retained in the form approved.

Reason

To protect the appearance of the area and local residents from light pollution in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

Within any reserved matters application pursuant to this approval, the layout details required by Condition 1 shall include a scheme for car and bicycle parking for the residential units proposed in each phase of the development, and for parking of cars and bicycles in communal areas. No dwelling in the relevant phase shall be occupied until the parking arrangements approved in writing by the local planning authority for that phase has been implemented. Thereafter the parking areas shall be retained and maintained for their designated purpose.

Reason

In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

16. Condition

No dwellings shall be occupied in any phase of the development until one trickle charging point is provided per communal parking area and one charging point provided for each house with a garage.

Reason

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

17. Condition

The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in the Flood Risk Assessment titled 'The Maples, Cranleigh, NPPF Flood Risk Assessment',

Revision 1, prepared by WSP and dated 28 April 2014. The recommendations and mitigation measures relevant to each phase of the development shall be implemented prior to the occupation of any dwelling in that phase of the development.

Reason

To prevent flooding by ensuring the satisfactory storage of surface water on site; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF 2012.

18. Condition

Prior to the approval of reserved matters of the relevant phase, as defined within the Definitions section of the Section 106 agreement, design details for the Littlemead Brook and Nuthurst Stream river crossings/bridges shall be submitted to and approved in writing by the Local Planning Authority. These details shall be based upon the concepts and information presented in the Flood Risk Assessment titled 'The Maples, Cranleigh, NPPF Flood Risk Assessment', Revision 1, prepared by WSP and dated 28 April 2014. The works shall be implemented as approved, prior to first occupation of any dwelling on the site within that phase.

Reason

This condition is sought in accordance with paragraph 103 and 109 of the National Planning Policy Framework (NPPF). The condition is required to ensure that any proposed river crossings do not increase flood risk on site or elsewhere and to protect the river corridor buffer zone and associated flora and fauna.

19. Condition

No land raising will take place in the 1% (1 in 100) plus a 20% allowance for climate change flood extent except that which has been agreed for access through outline planning application WA/2014/0912. Where land raising in the 1% plus a 20% allowance for climate change flood extent is proposed, full details including satisfactory level for level floodplain compensation mitigation measures should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details, and thereafter retained.

Reason

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) to ensure that flood risk is not increased on site or elsewhere. Failing to satisfactorily address and mitigate flood risk resulting from the development may result in placing people and property at significant risk.

20. Condition

No dwelling shall be occupied until the approved remediation scheme is carried out in accordance with a Remedial Method Statement (based on the GESL Report GE9749 Knowle Lane) submitted to and approved in writing by

the local planning authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out is to be submitted to and approved in writing by the local planning authority.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

21. **Condition**

Prior to approval of the reserved matters of the relevant phase, as defined within the Definitions section of the Section 106 agreement, a detailed surface water management scheme for the relevant phase of development which follows the principles set out in "The Maples Cranleigh NPPF Flood Risk Assessment" Revision 1, prepared by WSP dated 28th April 2014 and submitted under outline permission WA/2014/0912, including a discharge rate offsite no greater than Greenfield discharge rates described therein, shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until the drainage works required for that dwelling have been implemented in accordance with the approved details.

**Reason**

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and seeks to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere.

22. **Condition**

No occupation of the relevant phase, as defined within the Definitions section of the Section 106 agreement, shall take place until details of future continued maintenance and management of the surface water drainage scheme for that phase have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) timetable for its implementation, and
- b) management and maintenance plan for the lifetime of the development which shall include the arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

**Reason**

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and seeks to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere.

23. Condition

Prior to the first occupation of each phase of the development, as defined within the Definitions section of the Section 106 agreement, a photographic verification record of drainage installation for the relevant phase, verified by a qualified drainage engineer as appointed by the applicant, must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the surface water sustainable drainage system for that phase has been implemented in accordance with the approved detailed surface water drainage scheme for the relevant phase of development.

Reason

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and seeks to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere.

24. Condition

No development shall commence 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 in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the Written Scheme of Investigation.

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.

25. Condition

The development shall be carried out in accordance with the recommendations set out in the submitted Ecological Appraisal, Dormouse Survey Report, Water Vole Survey Report, Badger Survey (Confidential), Bat Survey and Addendum, Reptile Survey Report and Knowle Wood Mitigation Strategy. If there is not adequate habitat remaining on site to support the reptile population present, prior to the commencement of development, the applicant shall submit details of a suitable receptor site to be approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.

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 D3 of the Local Plan 2002 and the guidance contained within the NPPF 2012.



26. Condition

No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the Littlemead Brook and the Nuthurst Stream has been submitted to and agreed in writing by the local planning authority. This distance is measured from the top of the bank and applies to each side of the watercourse but only on land within the control of the applicant.

Thereafter, the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall remain free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:

- a) plans showing the extent and layout of the buffer zone;
- b) details of any proposed planting scheme;
- c) details demonstrating how the buffer zone will be protected during construction/development of the scheme;
- d) details demonstrating how the buffer zone will be managed and maintained over the lifetime of the development including a detailed management plan, information relating to adequate financial provision and named body/parties responsible for management of the buffer zone; and
- e) details of any proposed footpaths, fencing and lighting.

Reason

This condition is sought in accordance with paragraphs 109 and 118 of the National Planning Policy Framework (NPPF), the Water Framework Directive (WFD) and the Natural Environment and Rural Communities Act.

27. Condition

Prior to the commencement of the development hereby approved or site preparation works, further survey works, as detailed in Section 5.2.10 of the HDA Bat Survey Report, dated August 2015, shall be carried out and submitted for approval in writing by the local planning authority. The development shall thereafter be carried out in accordance with the measures and recommendations set out in the approved Report.

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 D3 of the Local Plan 2002 and the guidance contained within the NPPF 2012. This is a pre-commencement condition because the matter goes to the heart of the permission.

28. Condition

Prior to the commencement of development or site preparation works, further survey works, as detailed in Section 4.9 of the submitted HAD Badger Survey Report dated November 2015, shall be carried out and submitted for the approval in writing by the local planning authority. The development shall

thereafter be carried out in accordance with the measures and recommendations set out in the approved Report.

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 D3 of the Local Plan 2002 and the guidance contained within the NPPF 2012. This is a pre-commencement condition because the matter goes to the heart of the permission.

29. Condition

The land identified on indicative plan no. 00734\_S106\_01 Rev 01 shall only be used for the purposes of community use within the meaning of Class D1 of the Town and Country Planning (Use Classes) Order (1987). This land shall be shown on any subsequently submitted reserved matters layout plan for the phase in which the land is located. Use of the land for community purposes shall only proceed in accordance with details of the management and operation of the use submitted to and agreed in writing by the local planning authority.

Reason

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

30. Condition

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) vehicle routing
- b) the hours of work
- c) the parking of vehicles of site operatives and visitors
- d) loading and unloading of plant and materials
- e) storage of plant and materials used in constructing the development
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- g) wheel washing facilities
- h) measures to control the emission of dust and dirt during construction
- i) a scheme for recycling/disposing of waste resulting from demolition and construction works
- j) means of protection of trees and hedgerows during site preparation and construction; and
- k) access arrangements for emergency vehicles during the construction phase.

Reason

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



Elizabeth Sims  
Head of Planning Services

Informatives

1. If the applicant proposes to undertake structural works to an ordinary watercourse then consent is required, forms are available on request from [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). If the applicant proposes works to a main river then an Environmental Permit is required. Application forms are available online: <https://www.gov.uk/topic/environmental-management/environmental-permits>.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

WA/2016/1625

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.