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Date: 01 July 2016

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2015/0478

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 6 March 2015 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.

FIRST SCHEDULE

Outline application, with access to be determined, for the erection of 75 dwellings to include 27 affordable dwellings with associated private amenity space and parking. This application is accompanied by an Environmental Statement (as amended by additional EIA information received 12/06/2015).
Little Meadow, Alfold Road, Cranleigh.

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: 14009-01; Location Plan – 1431.PL01 Rev.C; Block Plan (Indicative) – 1431/PL.02. 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 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, 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.

5. Condition

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

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

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.

6. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

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.

7. 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, in consultation with the Highway Authority for:

- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.
- (b) Providing safe routes for pedestrians / cyclists to travel within the development site.
- (c) Electric vehicle charging points for every dwelling

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

Before the commencement of the construction of the development hereby approved, the following details need to be supplied:

- Full design calculations for the 1 in 1, 1in 30 and 1 in 100 year + CC storm events
- Calculations showing the required storage volume for the 100 year 6 hour storm event and evidence that all storm waters will be catered for
- Confirmation of the storage capacity within the pond

The development shall thereafter be carried out in strict accordance with those approved details

Reason

To ensure that the development will drain and has sufficient storage capacity onsite to accommodate the 100 year 6 hour storm event in accordance with Section 10 of the NPPF 2012 and the NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

10. Condition

Before the commencement of the construction of the dwellings 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 ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

11. Condition

Before the commencement of the construction of the dwellings hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority.

The development shall thereafter be carried out in strict accordance with those approved details

Reason

To ensure that the proposal has fully considered system failure to ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

12. Condition

Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

Reason

To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System in accordance with Section 10 of the NPPF 2012 and the NPPG.

13. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by 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 in accordance with Section 10 of the NPPF 2012 and the NPPG.

14. Condition

The development 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).

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.

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

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

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. This is a pre-commencement condition as it relates to the construction phases of the development.

16. Condition

The development hereby permitted shall be carried in strict accordance with measures detailed in Section 5 the Ecological Report, by ACD dated December 2014.

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.

17. 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. This is a pre-commencement condition as it relates to the construction phases of the development.

18. Condition:

No machinery or plant shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site and no queuing 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.

19. Condition

Any generators proposed at the site shall only be used for standby purposes – as deemed when the electricity supply to the premises has failed and at no other time except for testing and maintenance. [Testing of the generator(s) is only to take place between the hours of 09.00-18.00 Monday to Friday and at a frequency of no greater than 30 minutes duration once per month.]

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.

20. Condition

All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

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.

21. 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.

22. 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 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.

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.

23. Condition

Prior to the approval of reserved matters a layout scheme shall be submitted to and approved in writing by the local council illustrating that all 'more vulnerable' development as defined by the National Planning Practice Guidance (NPPG) will be located within land designated as Flood Zone 1 and confirmation that all internal ground floor of any residential buildings are elevated at least 150mm above the extreme 1 in 1,000 year flood level for the adjacent Littlemead Brook. The scheme and any approved phasing of the development shall be carried in accordance with the approved detail.

Reason

This condition is sought in accordance with paragraph 101 to 103 of the National Planning Policy Framework (NPPF). It seeks to ensure that a flood risk sequential approach is applied to the layout of the development and that this will assist to protect people and properties from the risks of flooding. As noted in the submitted documents including the Technical Addendum of the flood risk assessment (9 June 2015), the site is significantly large enough to successfully accommodate all more vulnerable development within flood zone 1, the area at least risk of flooding.

24. 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 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;
- 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 demonstrating how the buffer zone will be managed and maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plans;
- details of any proposed footpaths, fencing, lighting etc.

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.

25. Condition

Unless otherwise agreed in writing, no development shall take place until a landscape management plan, 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 management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- detail extent and type of new planting. Planting within buffer zones to watercourses, in and adjacent to new wildlife ponds and lakes and all new wildlife habitats, should be planted with native species only of UK provenance;
- details of maintenance regime;
- details of any new habitat created on site;
- details of treatment of site boundaries and/or buffers around water bodies;
- 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. This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on 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. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. This is a pre-commencement condition as this relates to both the construction and operational phase of the development.

26. Condition

Prior to commencement of the development the proposed vehicular access to Alfold Road shall be constructed in general accordance with Motion's Drawing No. 140909-02 'Proposed Access Arrangements' 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. This is a pre-commencement condition as this matter goes to the heart of the permission.

27. Condition

Prior to first occupation of the development, the applicant shall

- Construct a new footway on Alfold Road between the site access and Littlemead Industrial Estate to provide a safe walking route between the site and the existing footway network, in general accordance with Motion's Drawing No. 1409009-03 'Proposed Footway' and subject to the Highway Authority's technical and safety requirements.
- Construct a priority give-way traffic management scheme at the existing road bridge located to the north of the proposed site access in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Construct a highway drainage improvement scheme on Alfold Road on the north and south side of the road bridge, in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Either: implement at its own expense, including the processes required to secure an appropriate traffic order, an extension of the existing 30mph speed limit on Alfold Road, to the south of the proposed site access, or; shall submit and agree with the Highway Authority alternative highway works to reduce vehicle speeds on Alfold Road, to a cost equal to or less than that incurred in implementing a reduced speed limit.
- Construct pram crossing points and tactile paving on Alfold Road between Littlemead Industrial Estate and Elmbridge Road in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.

Reason

To provide safe means of pedestrian access to and from the site in accordance with Section 4 'Promoting Sustainable Transport' in the NPPF and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

28. Condition

Prior to first occupation, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall first be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason

To ensure suitable provision for all potential occupiers in accordance with paragraph 42 of the NPPF.

29. Condition

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.

30. 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.

31. 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.

32. 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 29, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 30, 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 31.

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.

33. 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 29-32 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 37 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.

34. 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.

35. 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. This is a pre-commencement condition as this matter goes to the heart of the permission.

36. 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.

37. Condition

The subsequent reserved matters must demonstrate an appropriate buffer between the proposed built form and the adjacent Ancient Woodland. The development shall be carried in accordance with the approved detail.

Reason

In order that the adjacent Ancient Woodland is preserved, in accordance with paragraph 118 of the NPPF.

38 Condition

Development should not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority, in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in full accordance with the approved details.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan and the NPPF. This is a pre-commencement condition as this matter goes to the heart of the permission.

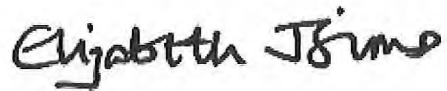
39. Condition

Development should not be commenced until full details of the parking provision for each dwelling have been submitted to, and approved in writing, by the Local Planning Authority. The parking provision should comply with the requirements of Waverley Borough Council's Parking Guidelines 2013. The development shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of visual and residential amenity and to ensure that an appropriate level of parking provision is provided for future residents, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan, the NPPF and Waverley Borough

Council's Parking Guidelines 2013. This is a pre-commencement condition as this matter goes to the heart of the permission.



Elizabeth Sims
Head of Planning Services

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 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 at 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.

WA/2015/0478

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.