

B1 WA/2017/0738  
Bellway Homes Ltd  
13/04/2017

Erection of 75 dwellings to include 27 affordable dwellings and associated parking, landscaping and open space, (details pursuant to outline permission granted under WA/2015/0478, together with the discharge of certain conditions imposed on this consent), the outline application was accompanied by an Environmental Statement; a statement of conformity to the original Environmental Statement has been provided with this application at Little Meadow, Alfold Road, Cranleigh

Committee: Joint Planning Committee  
Date: 26/07/2017

Public Notice: Was Public Notice required and posted: Y  
Grid Reference: E: 504842 N: 138850

Parish: Cranleigh  
Ward: Cranleigh West  
Case Officer: Chris French  
Expiry Date: 12/07/2017  
Neighbour Notification Expiry Date: 02/06/2017

RECOMMENDATION A That, subject to conditions permission be GRANTED for the reserved matters

RECOMMENDATION B That, details pursuant to conditions 10, 11, 12, 23, 24 and 37 be AGREED

### Introduction

This application seeks approval of reserved matters following the grant of outline consent for 75 dwellings under reference WA/2015/0478.

Reserved matters which form part of the current planning application include:

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.

- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- scale - includes information on the size of the development, including the height, width and length of each proposed building

This application is brought before the Joint Planning Committee because the proposal does not fall within the Council's Scheme of Delegation.

### Location Plan



### Site Description

The site is located outside the village settlement boundary and on land designated as countryside beyond the Green Belt. The application site measures approximately 3.6 hectares (8.9 acres) in size, and sits to the south of Knowle Wood, which is an historically important area of Ancient Woodland.

The site is to the east of the Alfold Road, and currently comprises open former agricultural land. The site is fairly flat, although there are some small level differences, and there is a variety of boundary screening.

The site is located adjacent to the West Cranleigh Nursery and associated glasshouses which are set to the west of Alfold Road. Approximately 0.8km to

the north along Alfold Road lies an existing industrial estate and further residential development.

Adjacent to site to the north, a planning application for a large residential scheme of approximately 425 residential dwellings has recently been allowed on appeal on 31/03/2016 within fields of agricultural landscape and ancient woodland.

### Proposal

The principle of development for 75 dwellings has been established through the grant of outline planning permission under reference WA/2015/0478. This application comprises of the information which was reserved for further consideration as reserved matters following the grant of outline planning permission under reference WA/2015/0478. The reserved matters are appearance, landscaping, layout and scale. The development would comprise of the following mix:

#### Market homes

Bedrooms	Number of units proposed	SHMAA recommended mix
1	4 – 8%	10 %
2	15 – 31%	30%
3	16 – 33%	40%
4+	13 – 27%	20%
Total	48	100%

#### Affordable homes

Bedrooms	Number of units proposed	SHMAA recommended mix
1	8 – 29%	40%
2	10 – 37%	30%
3	9 – 33%	25%
4+	0 – 0%	5%
Total	27	100%

#### Total mix

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total number of units	12	25	25	13	75

currently proposed					
Mix put forward under outline	7	31	27	10	75
% of overall amount	16%	33%	33%	17%	100%

The level and mix of affordable housing (36%), together with the total numbers of dwellings remain the same as per the outline permission. The mix of market housing has been altered slightly from the outline submission and is shown within the table above.

## 1. Layout

The plot itself is rectangular in shape, and the location of the vehicular access centrally along the Alford Road was agreed at the outline stage. An indicative plan was submitted with the outline submission which showed a regimented pattern of development with one road running directly through the site and houses positioned either side. The layout has been revised for this reserved matters submission, and proposes a much more fluid form with a circular main access road with some small offshoots providing small cul-de-sacs off the main access road. There are three small pockets of courtyard parking, with the majority of parking proposed to be within individual curtilages.

The layout proposes the affordable housing to be positioned along the southern site boundary and mixed in with the market provision.

The layout allows for a LEAP and public open space along the northern site boundary, and a 15 metre buffer is proposed between any buildings and the Ancient Woodland.

The plans show footpath links in three locations, two along the southern boundary allowing for the development to be linked to the scheme at West Cranleigh Nurseries (WA/2017/2207) and providing a footpath link to the parkland to the south. The other footpath link would be to the north allowing for a pedestrian route through the site to the land to be developed for housing to the north (WA/2014/0912), which has footpath links to the Cranleigh High Street.

## 2. Scale

The submitted plans show that the dwelling houses would all be two storey in height with the exception of Block 2 which would have a third storey within the roof form.

The development proposes a mixture of detached, semi detached and terrace dwellings, with the maximum height of the houses being approximately 9 metres. The application also proposes two flatted buildings, the tallest of these flatted buildings would have a height of 10.4 metres.

## 3. Landscape

The application plans show that the northern part of the site would be landscaped with natural grass surface with informal paths and a LEAP.

Additional tree planting is proposed at the entrance to the development and also within open spaces scattered around the site, such as at the front of properties.

1.8 metre high closed boarded fencing is proposed to enclose gardens, where the fencing would be to a property flanking a road, the gardens have been set back behind a landscaped buffer.

A mixture of surfacing materials are proposed with paving to footpaths, bound gravel paths through play areas and tarmac along the adoptable spine road.

## 4. Appearance

The application proposes a mixture of building types. These are all proposed in a traditional form. A variety of tile hanging, cladding and render is proposed to the frontages. A range of different brickwork and tiling is proposed, ensuring that the buildings are not just varied in design but also in materials. The flatted building forming apartment block 2 would provide accommodation within the roof space incorporating some small dormer windows into the roof form, and windows within the gable end.

## 5. Discharge of conditions

The applicants have also submitted details to seek the discharge of conditions. Below is the list of conditions for which discharge is also sought under this application:

Condition 4	Parking	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 and approved in writing by the Local Planning Authority, in consultation with the Highways 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.
Condition 5	Construction Transport Management Plan	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 U) 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.
Condition 6	Earthworks	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.
Condition 9	Drainage	<p>Before the commencement of the construction of the development hereby approved, the following details need to be supplied:</p> <ul style="list-style-type: none"> <li>• Full design calculations for the 1 in 1, 1in 30 and 1 in 100 year + CC storm events</li> <li>• Calculations showing the required storage volume for the 100 year 6 hour storm event and evidence that all storm waters will be catered for</li> <li>• Confirmation of the storage capacity within the pond</li> </ul>
Condition 10	Sustainable Drainage System Failure Mitigation	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.
Condition 11	Sustainable Drainage protection during	Before the commencement of the construction of the dwellings hereby approved, details of how the

	construction	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
Condition 12	Maintenance of SUDs system	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.
Condition 14	Details of Foul Water Drainage	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).
Condition 17	CEMP	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: <ul style="list-style-type: none"> <li>i. An indicative programme for carrying out of the works</li> <li>ii. The arrangements for public consultation and liaison during the construction works</li> <li>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)</li> <li>iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of</li> </ul>



		<p>illumination</p> <p>v. the parking of vehicles of site operatives and visitors</p> <p>vi. loading and unloading of plant and materials</p> <p>vii. storage of plant and materials used in constructing the development</p> <p>viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</p> <p>ix. wheel washing facilities</p> <p>x. measures to control the emission of dust and dirt during construction</p> <p>xi. a scheme for recycling/disposing of waste resulting from demolition and construction works</p>
Condition 23	Vulnerable Development	<p>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 details.</p>
Condition 24	Management of Buffer Zone	<p>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</p>

		<p>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:</p> <p><input type="checkbox"/> 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;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• details of any proposed footpaths, fencing, lighting etc.</li> </ul>
Condition 25	Landscape Management Plan	Unless otherwise agreed in writing, no development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and

		<p>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.</p> <p>The scheme shall include the following elements:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• wildlife habitats, should be planted with native species only of UK provenance;</li> <li>• details of maintenance regime;</li> <li>• details of any new habitat created on site;</li> <li>• details of treatment of site boundaries and/or buffers around water bodies;</li> <li>• details of management responsibilities and long-term funding.</li> </ul>
Condition 26	Construction of Vehicular Road	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.
Condition 35	General Arrangement External Lighting Plan	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.
Condition 36	Finished Floor Levels	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 and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.
Condition 37	Buffer with woodland	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.

Condition 39	Parking	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.
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Proposed Site Plan

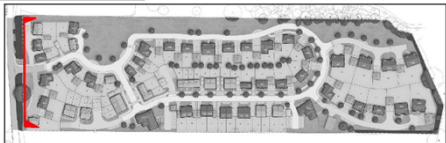


Street Scenes

1.



2.





3.



Relevant Planning History

<p>WA/2015/0478</p>	<p>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. The application is accompanied by an Environmental Statement.</p>	<p>Approved 01/07/2016</p>
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## Planning Policy Constraints

Countryside beyond Green Belt

River bank within 20m

SPAD

Flood zone 2 (north eastern corner of the site)

Flood zone 3 (north eastern corner of the site)

## Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002: D1, D2, D3, D4, D5, D6, D7, D8, D9, D13, D14, C2, C3, C7, HE15, H3, H4, H10, RD9, M1, M2, M4, M5 and M14.

Draft Local Plan Part 1 Strategic Policies and Sites 2016 Policies: SP1, SP2, ALH1, ST1, ICS1, AHN1, AHN3, LRC1, RE2, TD1, NE1, NE2, CC1, CC2, CC3, CC4 and SS5.

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

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

The Council is currently in the process of replacing the adopted 2002 Local Plan with a new two part document. The examination of the Draft Local Plan Part 1: Strategic Policies and Sites took place in July 2017. The Inspector indicated that subject to recommended modifications that the plan could be found sound. The Council propose to consult on the modifications once these have been finalised. It is considered that substantial weight can now be given to the policies where no modifications are proposed and significant weight can be given to those policies where modifications are proposed.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Strategic Flood Risk Assessment (2015/2016)

- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Surrey Design Guide (2002)
- Cranleigh Design Statement

Consultations and Town/Parish Council Comments

County Highway Authority	The proposed development has been considered by the County Highway Authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, recommends conditions be imposed in any permission granted.
Cranleigh Parish Council	<p>Objection</p> <ul style="list-style-type: none"> <li>- The road impinges on the 15 metre buffer zone for the Ancient Woodland.</li> <li>- Play area seems to be reduced in size</li> <li>- Materials need to be in line with the Cranleigh Design Statement</li> <li>- Unhappy at repetition of design and uniformity of street scene on the southern border.</li> </ul>
Lead Local Flood Authority	No objections – it is recommended that the conditions be discharged
Surrey Wildlife Trust	<p>10m buffer zone for Littlemead Brook shown on the plans should be appropriate to protect the ecological value of Littlemead Brook.</p> <p>So long as the tree officer is satisfied with the proposals, mitigation proposed in Ecology Solutions statement including the 15 metre buffer should be appropriate to help protect Knowle Wood ancient woodland habitat.</p>
Thames Water	No objections
Environment Agency	Confirmed that they have no comments to make.
Forestry Commission	No bespoke comments provided, attention is drawn to standing advice with regards to



		Ancient Woodland.
Surrey County Archaeologist		No development should take place until a scheme of archaeological investigation has been submitted to and approved (Officer comment: this condition is attached to the outline consent (condition 15), there is no need to replicate it)
Environmental Waste	Health -	No objections raised – details of bin sizes and size of refuse vehicles provided in their response.
Natural England		No comments
Environmental Pollution Control	Health –	No objections Suggest re-applying the contaminated land condition (Officer comment: there is no need to re apply this condition, it remains in place)

### Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 12/05/2017 site notices were displayed around the site on the 10/05/2017 and neighbour notification letters were sent on the 03/05/2017.

Three letters of objection have been received, with the following points raised:

- Alfold Road will not be able to cope with the extra traffic generated by this development.
- Sewerage system will not cope.
- House designs are unremarkable and unimaginative
- Three storey buildings are rare in the village
- Poor infrastructure such as schools, health services and public transport
- Road intrudes into ancient woodland buffer

### Determining Issues

Principle of development

Landscaping and appearance

- Design/Impact on Visual Amenity
- Impact on residential amenity

Layout

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

- Parking Provisions
- Scale
- Flooding and drainage
- Biodiversity and compliance with Habitat Regulations 2010
- Effect upon Special Protection Area
- Crime and disorder
- Water Frameworks Regulations 2011
- Accessibility and Equalities Act 2010 Implications
- Human Rights Implications
- Financial considerations
- Environmental Impact Regulations 2011c
- Waste (England and Wales) Regulations 2011
- Third Party and Parish Council Comments
- Conditions on WA/2014/1330
- Pre Commencement Conditions
- Working in a positive/proactive manner

### Planning Considerations

#### Principle of development

This application is for reserved matters following an outline planning permission reference WA/2017/0738. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application. The matters which have been reserved for consideration are the appearance, landscaping, layout and scale of development. The report will consider the reserved matters in turn, then address the discharge of conditions.

#### Reserved matters

##### Landscaping and appearance

- a) design/impact on visual amenity

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

The application proposes a mixture of planting across the site, which includes hedging and tree planting to the front site boundary to soften the impact of the development on the Alfold Road Street Scene, and amenity trees proposed throughout the development. The proposed soft landscaping is acceptable and well spread across the site. No objections have been raised by the Council's Arbroicultural Officer to the species and distribution.

With regards to the impact on adjacent trees, it is noted that the internal access road and swale would infringe on the 15 metre buffer with the Ancient Woodland. These features would be outside of the root protection area of trees within the Ancient Woodland. Whilst there would be infringement into the Root Protection Area of one tree in the non Ancient Woodland the proposal would not be to the detriment of significant trees to be retained on or off this site.

With regards to hard landscaping features, such as fences/walls and paving. Fencing has been set back from road frontages and where appropriate softened by planting. The adoptable road surface would be completed with tarmac, which is considered acceptable. Other surfaces such as communal parking areas and driveways would be completed with block paving. It is considered that hard landscaping features are acceptable.

Turning to the appearance of the dwellings, the Cranleigh Design Statement contains the following guidelines:

- Sites for new development should have regard to the traditional character of the Cranleigh area. Development in the various residential areas should have regard to the design and character of those particular estates.
- Future developments should have regard to the character of the Village, especially those in historically sensitive areas, by relating to the form and scale of existing buildings and using material of local provenance, such as clay tiles and bricks and local stone.

With regards to the structure of buildings, the Cranleigh design statement goes on to state that the great majority of buildings are two storeys, however heights should be sympathetic to its context. Most roofs are pitched, some with gabled windows, flat roofs where they exist are disliked. The Cranleigh design statement also confirms that a feature of Wealden Architecture is the hanging of clay tiles on the upper storey of the houses.

The applicant has chosen a traditional form to the buildings, this an appropriate approach and allows the development to integrate into the

surroundings. The proposed dwellings are well designed with an appropriate mixture of building types and materials are proposed, thus ensuring that the development would not appear unduly regimented. Where appropriate the facades of the larger buildings have been broken up by introducing front gable features. The use of tile hanging, cladding and other materials keeps a visual interest to the facades.

The majority of buildings are two storey in height, it is noted that flat block 2 is two storey with accommodation in the roof space. This building has been sensitively designed to ensure that the bulk of the building does not appear significantly greater than the surrounding two storey development.

Officers consider that the development responds positively to the surrounding area with regards to the reserved matters of landscaping and appearance. There would be no significant conflict with the design guidance within the Cranleigh Design Statement, and the development would comply with the objectives of Policies D1 and D4 of the Local Plan and guidance contained in the NPPF in this regard.

#### b) Impact on residential amenity

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

The landscaping if poorly arranged does have the potential to adversely impact on the amenities of neighbours or future occupants of the development. In this instance, plots 7 and 8 are sufficiently separated from the mature tree at the front of the site and would not suffer adversely. As far as the landscaping is concerned, the proposal would not include landscaping aspects which would cause material harm to neighbouring residential occupiers. The landscaping would therefore comply with Policies D1 and D4 in this regard.

#### Layout

##### a) Design, Impact on visual amenity and provision of playspace

The site itself is rectangular in shape, and the location of the vehicular access centrally along the Alfold Road was agreed at the outline stage. An indicative plan was submitted with the outline submission which showed a regimented

pattern of development with one road running directly through the site and houses positioned either side. The layout has been revised for this reserved matters submission, and proposes a much more fluid form with a circular main access road with some small offshoots providing small cul-de-sacs off the main access road. This is a positive change in design terms.

The layout proposed is reflective of the low density at 20 dph, buildings are well spaced and parking would not dominate the site. The flatted buildings would be set back from the Alfold Road and would be well integrated into the development with adequate spacing around these larger buildings.

This site sits to the north of a field subject to a resolution to grant permission at West Cranleigh Nurseries for housing (WA/2017/2207) and to the South of a field forming part of outline consent for housing (WA/2014/0912). Detailed layouts have not been approved for either of the adjoining sites at this stage, however, the applicant has indicated an intention to provide footpath links between to adjoining developments. Two footpaths are shown to the southern and one to the northern boundary, allowing for good permeability into the surroundings. To the south the footpath would provide links into the parkland and to the north the footpath would provide a link to the Cranleigh High Street. It will be a matter for the reserved matters on the adjoining sites to ensure that the footpaths tie up.

The affordable housing would be positioned along the southern site boundary and mixed in with the market provision. This central location for the affordable housing would be well integrated into the development.

There would be space within the individual gardens for the storage of bins for refuse and recycling (as shown on the submitted refuse storage plan). A condition could be recommended, in the event that the reserved matters are approved, requiring the provision of the refuse/recycling storage.

With regards to playspace and open space the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required. It is indicated that each proposed dwelling would have a private outdoor amenity space.

The proposal includes the provision of a locally equipped area of play (LEAP). This would be located to the north of the site. Officers are satisfied that the location of the LEAP would be suitable and well linked via footpaths within the site. The LEAP would be naturally overlooked by plots 5, 4 and 23.

The site is in close proximity to the land subject to a committee resolution to grant permission for use as a parkland and would benefit from this coming forward. Even in the absence of the parkland the land to the south east has an extensive public footpath network and provides an open space for recreation.

With regards to the layout of the internal road network this has been reviewed by the County Highways Authority who have confirmed that the layout provides adequate space for refuse vehicles to enter and exit the site in forward gear, and that no objections are raised on safety or capacity grounds. It is considered that the proposal would be acceptable with regards to access within the development and highway safety.

The proposed layout is considered to be acceptable in terms of design visual amenity and permeability. The proposal accords with the objectives of Policies D1, D4 and H10 of the Local Plan and the NPPF in this regard.

#### b) Impact on residential amenity

The development should secure appropriate amenity for existing and future occupants of land.

In terms of built relationships between the development and neighbouring residential properties, the closest adjoining neighbours are currently on the opposite side of the Alfold Road. The proposed dwellings would be separated by the road and set back within the development site. The proposal would not be harmful to the amenities of occupants of these properties.

This development allows for sufficient garden space for all properties. The smallest garden space would be attributed to the mid terrace properties and would still have a depth of approximately 10 metres. Other detached properties would be afforded gardens of up to 15 metres in depth.

Flat block 1 would provide 6 one bedroom units. Some communal garden space is available to the rear of the flats, although it is recognised that this is limited in size at approximately 6 metres in depth. Given the location to the village centre and the parkland within the adjoining development the level of amenity space afforded is considered acceptable. Flat block 2 would provide 3

two bedroom and 2 one bedroom units. It is reasonable to expect this fattened building to be provided with a greater amenity space as there is the potential that these could be occupied by small families. The proposal affords a shared rear amenity space 15 metres deep and 12 metres wide to these flats, which is sufficient to meet the needs of future occupants.

With regards to the built relationships between properties, the gable end of Plot 8 would be approximately 6 metres from the rear garden of plot 9. This relationship would cause some overlooking between the plots. However, given the angle of the two properties to each other and the abundance of private garden space to the south of plot 9 this relationship would not be so harmful as to warrant the refusal of planning permission for the development.

The dwelling at Plot 18 would be positioned adjacent to the rear garden of Plot 7 (approximately 1 metre off the rear boundary of Plot 7). However, taking into consideration the rear garden depth of Plot 7 at 15 metres, and the orientation east of the garden, Plot 18 would not result in a material overbearing impact or loss of light to the adjoining garden.

The layout is generally spacious avoiding unfavourable built relationships between proposed dwellings, and is acceptable with regards to the impact on residential amenities. The proposal accords with the objectives of Policies D2 and D4 of the Local Plan and guidance contained in the NPPF in this regard.

### c) Parking Provision

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2013. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development:

Dwelling size	Guideline no. of spaces per unit	No of spaces required for development
1-bedroom	1	12
2-bedroom	2	50
3-bedroom +	2.5	94

The Parking Guidelines indicate that proposal would generate a need for 156 parking spaces to be provided. The proposal would provide 195 on-site, the parking provision on site is in accordance with the Council's guidelines and in places does exceed these requirements. Furthermore, Officers consider that the spaces are reasonably distributed and located in relation to the proposed dwellings.

Cycle storage is proposed within each residential plot, either within the integral garaging or in rear gardens.

A suitably worded condition ensuring the integral garages could not be converted to habitable accommodation is recommended by officers, to ensure that the level of vehicle parking within the development remains compliant with Council guidelines.

As such, the proposal would comply with Policies M1 and M14 of the Waverley Borough Local Plan 2002 and the Council's Parking Guidelines 2013.

### Scale

The dwelling houses are all two storey in height and of a scale in keeping with the existing residential development found in the surrounding village. Furthermore, the bulk and width of the dwelling houses is not considered to be excessive.

The application also proposes two blocks of flats. Block 1 has a larger footprint, however remains two storey with maximum height of 8.8 metres. Block 2 is taller at 10.4 metres, with an extra floor within the roof space. This design is acceptable and would not appear excessive in scale when viewed in the context of the surrounding development once completed. Furthermore, these two larger buildings have been set back from the road frontages, so as not to be readily visible from Alfold Road.

It is noted that flat block 1 would be set close to the southern site boundary which would form part of the development parcel for the west Cranleigh Nurseries scheme. However, the indicative layout for the adjoining scheme does not show dwellings close to this boundary and therefore the position of flat block 1 is unlikely to prejudice a suitable scheme coming forward under reserved matters for the land to the south.

In March 2015 the Department for Communities and Local Government issued Nationally Described Space Standards for internal spaces, which are treated as guidance for new residential development. The plans as originally



submitted resulted in some units falling just below these standards, this was drawn to the applicants attention and as a result the applicant has adjusted the plans to provide a development in line with the national space standards. All properties proposed now exceed these space requirements.

The proposal is considered to be of an acceptable scale and would comply with the objectives of Policies D2 and D4 of the Local Plan along with guidance contained in the NPPF in this regard.

### Submission of details pursuant to outline conditions

#### Flooding and Drainage Conditions

The matter of flood risk and drainage was considered under the outline permission WA/2015/0478. A number of conditions were recommended in this respect, following consultation with relevant statutory bodies. This application also seeks to discharge the drainage conditions attached to the original outline. Below is a summary of the drainage conditions:

Condition 9 - 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, 1 in 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

Condition 10 - Sustainable Drainage System Failure Mitigation, which includes details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.

Condition 11 - details of how the Sustainable Drainage System will be protected and maintained during the construction of the development.

Condition 12 - details of the proposed maintenance regimes for each of the SuDS elements.

Condition 14 – Details of foul water drainage.

Condition 23 - 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.

With regards to condition 9 the application proposes a SuDS strategy based on attenuation allowing flows to filter to the ditch to the west of the site and the Brook to the east. The flow would be attenuated by utilising a combination of underground geocellular storage and swales. The detailed strategy and the calculations to demonstrate that the proposal would meet the relevant criteria set out in condition 9 have been submitted and reviewed by the Local Lead Flood Authority, who have confirmed it is acceptable to discharge the condition.

Condition 10 requires the applicant to demonstrate how exceedance flow rates will be accommodated. The details submitted in relation to exceedance flow rates have been reviewed by the Local Lead Flood Authority and are considered to be acceptable.

Details have been submitted to show how the SuDS elements would be protected and maintained during construction, and of the maintenance regime as required under conditions 11 and 12. These details have been reviewed by the Local Lead Flood Authority and are considered to be acceptable.

With regards to the foul drainage system and condition 14, Thames Water have been consulted on the proposed strategy, however have not yet responded. In the absence of a response from Thames Water, Officers are not able to recommend discharge of this condition at this stage. Nevertheless, prior to commencement this information will need to be agreed and the outline condition remains.

Condition 23 requires the submission and approval of details demonstrating that the development places all vulnerable development outside of flood zones 2 and 3. The details have been reviewed by the Local Lead Flood Authority who have confirmed that at a level of 47.430m for the 1 in 1000 year flood level the lowest floor level would be 920mm clear. It is considered that the details are sufficient to allow discharge of condition 23.

#### Highways and Environmental Health Conditions

Access details were agreed at the outline stage, and internal access and highway safety has been considered above as part of the layout to be acceptable. The outline consent did include a number of conditions that related to access, parking and highway safety and also the method of

construction in relation to noise, vibration and lighting. The applicant has chosen to submit details to address these conditions at the reserved matters stage. Details submitted relate to the following conditions:

Condition 5 - Construction Transport Management Plan

Condition 6 – Details of movement of earthworks and materials

Condition 17 – Construction Environmental Management Plan

Condition 39 – Details of parking for each dwelling to be submitted

The application has been submitted with a Construction Transport Management Plan and Construction Environmental Management Plan, further detail has however been requested by the County Highways Authority, in relation to measures required in order to keep the highway clean. A revised Construction Transport Management Plan was submitted on the 11<sup>th</sup> of July, updated comments will be provided orally to the committee following receipt of updated comments on this information from the Highway Authority. Therefore, details pursuant to conditions 5, 6, 17 and 22 can not currently be agreed.

Details submitted in relation to car and bicycle parking are acceptable, and therefore details pursuant to condition 39 can be agreed.

#### Ecology and Ancient Woodland and conditions pursuant to these matters

The outline submission established that the development was acceptable in principle with regards to the impact on ecology and the ancient woodland. The application has been submitted with details to confirm that the proposal can be completed in accordance with condition 16 which required the development to be in strict accordance with the recommendations of the Ecological Report.

The ecological conditions for which discharge is sought under this application are the following:

Condition 37 – 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 details.

Condition 24 – Management of 10m buffer to Littlemead Brook

With regards to the buffer to the Ancient Woodland, the application proposes a 15 metre buffer, with dwellings kept out of this zone. The application does propose a swale and road within the 15 metre buffer. Surrey Wildlife Trust have raised no objections to the general approach however, this is subject to the Council's Tree Officer finding the construction method of the road to be acceptable. This would be secured by condition. The plans provided show the road to be outside of the root protection area for the Ancient Woodland, which is considered to be acceptable. The main concern with residential development close to Ancient Woodland is pressure for it to be reduced or unwanted dumping of garden and domestic waste where front or rear gardens adjoin Ancient Woodland. In this case, there is some development in the buffer, however, this is open highway and a managed drainage swale. As such, such pressure to remove/reduce Ancient Woodland and the inappropriate dumping of waste is less likely to occur.

Surrey Wildlife Trust have also confirmed that the buffer with the Littlemead Brook is appropriate and condition 24 can be agreed.

It is considered that there is no significant conflict between the development and matters of ecological protection.

#### Other conditions

Condition 36 - Existing and proposed ground levels and finished floor levels to be submitted and approved.

These details have been submitted and reviewed, the site is generally flat with no significant levels changes or engineering of the land required in order to implement the development. The details provided are considered to be acceptable.

#### Pre Commencement Conditions

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

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

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

Article 1002A(5) of the Town and Country Planning Act 1990 (as amended) states that planning permission for the development of the land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition.

Where pre-commencement conditions have been imposed these have been agreed in writing with the applicant.

#### Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;

Have negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

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

#### Conclusion

The principle of development on this site for up to 75 dwellings has been agreed at outline stage via granting of planning permission under WA/2015/0478. This proposal relates to reserved matters in relation to the layout, landscaping, scale and appearance along with the discharge of conditions pursuant to the outline consent.

The proposed layout is unregimented and allows for a pattern of development that would be visually appealing, with spacing between buildings and a variety of building types. The scale of development responds positively to the surrounding area with the majority of buildings being two storey with the exception of a single flatted building containing some accommodation in the

roof space. With regards to the design, a traditional approach has been taken, which in officers opinion ties in with the surrounding area.

The application provides internal access and parking which is considered to be acceptable. Furthermore, an appropriate buffer is achieved between the development and the Ancient Woodland and between the development and the Littlemead Brook. The proposal is considered unlikely to result in conditions harmful to ecology.

With regards to conditions details submitted pursuant to the outline consent, it is considered that details pursuant to conditions 9, 11, 12 and 23 in relation to drainage are considered to be acceptable.

Officers consider that the adverse impacts would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

### **Recommendation**

**RECOMMENDATION A:** That permission be GRANTED subject to the following conditions:

1. Condition

- The plan numbers to which this permission relates are as set out in the LAYOUTS 111602-BEL-SL-01/ A
- 111602-BEL-SL-02 A1 Supporting Planning Layout / A, 111602-BEL-SL-03 A3 Tenure Layout /B
- 111602-BEL-SL-04 A3 Storey Height Layout / A, 111602-BEL-SL-05 A3 Unit Type Layout / A 111602-BEL-SL-06 A2 Location Plan
- 111602-BEL-SL-07 A3 Materials Layout Plan / A
- PERSPECTIVES and STREETSCENES 111602-PER01 A3E Perspective 01
- 111602-PER02 A3E Perspective 02
- 111602-SS01 A3E Street Scene 01
- 111602-SS02 A3E Street Scene 02
- 111602-SS03 A3E Street Scene 03
- PRIVATE HOUSES
- 111602-H111-E1 A3 Proposed Elevations 111602-H111-E2 A3 Proposed Elevations
- 111602-H111-P1 A3 Proposed Floor Plans
- 111602-H220-E1 A3 Proposed Elevations
- 111602-H220-E2 A3 Proposed Elevations
- 111602-H220-E3 A3 Proposed Elevations
- 111602-H220-P1 A3 Proposed Floor Plans
- 111602-H220-P2 A3 Proposed Floor Plans

- 111602-H225-E1 A3 Proposed Elevations
- 111602-H225-E2 A3 Proposed Elevations
- 111602-H225-P1 A3 Proposed Floor Plans
- 111602-H316-E1 A3 Proposed Elevations
- 111602-H316-E2 A3 Proposed Elevations
- 111602-H316-E3 A3 Proposed Elevations
- 111602-H316-E4 A3 Proposed Elevations
- 111602-H316-E5 A3 Proposed Elevations
- 111602-H316-P1 A3 Proposed Floor Plans
- 111602-H316-P2 A3 Proposed Floor Plans
- 111602-H316-P3 A3 Proposed Floor Plans
- 111602-H324-E1 A3 Proposed Elevations
- 111602-H324-P1 A3 Proposed Floor Plans
- 111602-H432-E1 A3 Proposed Elevations
- 111602-H432-E2 A3 Proposed Elevations
- 111602-H432-P1 A3 Proposed Floor Plans
- 111602-H531-E1 A3 Proposed Elevations
- 111602-H531-E2 A3 Proposed Elevations
- 111602-H531-P1 A3 Proposed Floor Plans
- 111602-H531-P2 A3 Proposed Floor Plans

received the 11/05/2017. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

2. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 interests of the character of the area, to accord with the objectives of Policies D2 and D4 of the Local Plan. This is a pre commencement condition as it goes to the heart of the consent.

3. Condition  
Prior to first occupation details of the layout and specification of the LEAP, and any means of enclosure of the LEAP shall be submitted and approved by the Local Planning Authority. Once approved the LEAP shall be implemented prior to first occupation of plots 4, 5 and 23, and shall be retained at all times in accordance with the approved details.

Reason

To ensure the provision of appropriate play space, to accord with the objectives of Policy H10 of the Local Plan.

4. Condition  
The development hereby approved shall be completed at all times in accordance with the Arboricultural Method Statement dated March 2017.

Reason

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

5. Condition  
The development hereby approved shall not be commenced unless and until the proposed vehicular access to Alfold Road has been constructed (in accordance with the details shown on drawing 111602-BEL-SL-02revB) and provided with visibility splays in accordance with the approved plans and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m in height above ground level.

Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

6. Condition  
The development hereby approved shall not be commenced unless and until at least 20 metres of the new access road has been constructed in accordance with the approved plans.



Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

7. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with the approved plans for:

- a) vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.
- b) secure bicycle storage for every dwelling and thereafter the parking / turning areas shall be retained and maintained for their designated purpose.

Reason

The above conditions are required in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

8. The development hereby approved shall not be commenced until details of the type of electric vehicle charging points for every dwelling and a communal charging point for visitors has been provided, including a strategy for their ongoing management and maintenance, has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

The electric vehicle charging points shall then be installed prior to first occupation of each dwelling and the communal charging point shall be installed prior to occupation of the 30th residential dwelling, in accordance with the approved details.

Reason

The above conditions are required in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

9. Condition

The development hereby approved shall not be first occupied until the pedestrian and cycle links within the site and between the site and the surrounding area have been laid out in accordance with the approved plans and thereafter they shall be retained and maintained for their designated purpose.

#### Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

#### 10. Condition

The garaging for each residential dwelling hereby approved shall be used for purposes incidental to the residential occupation and enjoyment of the dwelling as such and not for any trade or business or habitable accommodation.

#### Reason

In the interest of the amenities of the area and to ensure appropriate levels of parking are maintained on site, in accordance with Policies D1, D4 and M14 of the Waverley Borough Local Plan 2002.

#### Informatives

1. 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.
2. 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/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).
3. 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).

4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
5. 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](mailto:waverley.snn@waverley.gov.uk). For further information please see the Guide to Street and Property Naming on Waverley's website.

**RECOMMENDATION B**

That, details pursuant to conditions 10, 11, 12, 23, 24 and 37 be AGREED