

B1 WA/2017/0120
M Constable
Waverley Borough Council
24/01/2017

Application under Regulation 3 for the erection of 37 dwellings (all affordable) following demolition of 22 existing dwellings with associated parking and landscape (as amended by plans received 09/05/2017, 24/05/2017 and 19/06/2017; Visibility Splay and Swept Path Analysis received 28/03/2017; Stopping-Up Plan received 11/04/2017; Preliminary Ecological Appraisal received 15/08/2017; Archaeological Trial Trench Evaluation received 15/08/2017; and Reptile Survey received 21/08/2017) at 141-162 Ockford Ridge, Godalming GU7 2NL

Committee: Joint Planning Committee
Meeting Date: 20/09/2017

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 495954 N: 143145

Town: Godalming
Ward: Godalming Central and Ockford
Case Officer: Rebecca Clarke
Expiry Date: 24/04/2017
Time Extended Date: 22/09/2017
Neighbour Notification Expiry Date: 03/03/2017
Neighbour Notification
Amended/Additional Expiry Date: 18/05/2017

RECOMMENDATION

That, subject to conditions and consideration of the views of the County Archaeologist, permission be GRANTED

Table of Contents

Introduction	4
Location Plan	4
Site Description	4
Proposal	4
Existing Site Layout	6
Proposed Site Layout.....	7
Proposed Elevations	7
Proposed illustrative perspective drawing.....	9
Proposed Streetscenes.....	10
Relevant Planning History.....	11
Details of community involvement	11
Planning Policy Constraints	12
Development Plan Policies and Proposals	12
Consultations and Town Council Comments	14
Representations.....	18
Submissions in support.....	18
Determining Issues	19
Planning Considerations	19
Principle of development.....	19
Planning history and differences with previous proposal	20
Prematurity.....	22
Housing land supply.....	23
Housing mix	23
Affordable housing.....	25
Highways and parking.....	27
Design and visual amenity	29

Impact on residential amenity	31
Trees	33
Standard of accommodation for future occupants	34
Provision of amenity space	35
Air Quality	36
Noise impacts	37
Archaeology	38
Flooding and drainage	40
Effect on SPA.....	42
Financial Considerations.....	42
Biodiversity and compliance with Habitat Regulations 2010.....	43
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications	45
Environmental Impact Regulations 2017	45
Pre Commencement Conditions	45
Development Management Procedure Order 2015 - Working in a positive/proactive manner	45
Conclusion	46
Recommendation.....	46

The new housing would be developed, owned and managed by Waverley Borough Council, and would replace existing Council owned properties.

Of the proposed 37 units, 4 of these would comprise 1 bed flats (maisonettes) and the remaining 33 would comprise a mixture of semi-detached and terraced dwellings.

The proposal would provide for the following housing mix:

	1 bed	2 bed	3 bed	4 bed	Total
Number of units	4	11	18	4	37
As a %	10.8	29.7	48.7	10.8	100%

The proposed residential units would be two storey in height and would feature a mixture of dormer windows, flat roof areas to the rear and front gables.

The density of the site would be 38 dwellings per hectare.

The site would feature two access points off Ockford Ridge, which would be connected internally by a road running through the site.

The site would be served by 6m wide roads. The ends of these roads would be treated as 'home zones' with raised surfaces, concrete block paving and flush kerbs to deter unauthorised parking.

In terms of parking provision, the following number of parking spaces would be provided to serve the proposed dwellings:

Unit Type	No of units	Spaces to be provided within the plots	Spaces to be provided outside of the plots
1 bed	4	0	4
2 bed	11	17	5
3 bed	18	30	15
4 bed	4	12	0
Total	37	59	24

Materials to be used in the construction of the proposed dwellings would include facing brickwork, render, black weatherboarding, uPVC guttering,

timber/aluminium windows and hardwood doors, and plain roof tiles (mixture of orange/red and grey).

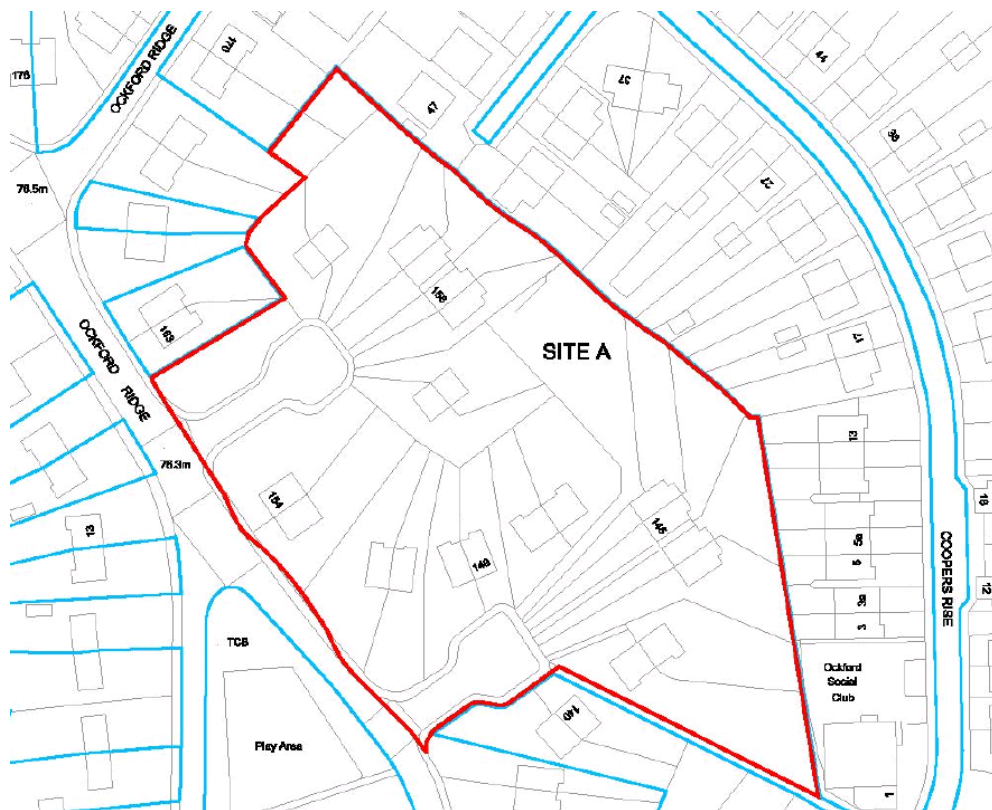
With regard to hard landscaping, the proposal would include areas of permeable paving for the proposed parking spaces and coloured tarmac for the proposed pavements.

The proposed soft landscaping would include low hedging along the front garden areas and planting alongside pathways within the site.

The residential dwellings would benefit from private rear gardens, which would be made secure through the use of close boarded fencing set at a maximum height of 1.8m. Certain areas of such fencing would include a 1.5m high close boarded fence with 0.3m trellis above.

Space for the storage of bins would be provided within private gardens. For the two proposed first floor maisonettes, space would be provided within the front gardens.

Existing Site Layout



Proposed Site Layout



Proposed Elevations

Units 1, 2, 27 and 28



Units 3, 4 and 5



Units 6, 7, 18 and 19



Units 8, 9, 29 and 30



Units 10, 11, 12, 13, 14 and 15



Units 16 and 17



Units 20, 21, 25 and 26



Units 22, 23 and 24



Units 31, 32 and 33



Units 34, 35, 36 and 37



Proposed illustrative perspective drawing



Proposed Streetscenes



Site Elevation A
1:250



Site Elevation B
1:250



Site Elevation with Context A
1:400



Site Elevation with Context B
1:400

Relevant Planning History

WA/2017/0969	Application under Section 73 to vary Condition 28 of WA/2016/2496 (plan numbers) to allow changes to the floor plans and elevations. (Site D only)	Pending Decision
NMA/2017/0124	Amendment to WA/2014/0932 to provide additional windows at ground floor level to flat units 7 and 11.	Non-Material Amendment Allowed 10/08/2017
WA/2016/2496	Application under Section 73 to remove Condition 15 of WA/2014/0932 (code for sustainable homes).	Full Permission 20/02/2017
NMA/2016/0001	Amendment to WA/2014/0932 to remove chimneys from 2 showhomes.	Non-Material Amendment Allowed 01/02/2016
WA/2014/0932	Hybrid Planning Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of 99 dwellings following demolition of 65 dwellings and associated works comprising a Full Planning Application for Phase 1 (Site D) for 16 dwellings and Outline Planning Permission for Phase 2 (Sites A, B and C) for 83 dwellings with appearance, landscaping, layout and scale matters reserved for future consideration (as amended by plans received 09/07/2014).	Full Permission 29/08/2014

Details of community involvement

The applicant has set out details of community involvement within the submitted 'Design and Access Statement'.

A total of four community sessions were held by the applicants prior to the submission of the current application. These sessions were held to obtain feedback on the proposed redevelopment of Ockford Ridge from residents. The statement confirms that the feedback obtained from these sessions was incorporated into the current scheme.

Details about the proposed scheme were set out in an Ockford Ridge newsletter, which was distributed to the local residents of Ockford Ridge. Newsletters were distributed periodically, providing regular updates on the redevelopment.

In addition, a community consultative group meets on a monthly basis to discuss the proposals and to receive feedback from the community.

Planning Policy Constraints

Developed area of Godalming
Neighbourhood Plan Designation
Wealden Heaths I SPA 5km Buffer Zone

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

Policy D1	Environmental Implications of Development
Policy D2	Compatibility of Uses
Policy D4	Design and Layout
Policy D5	Nature Conservation
Policy D6	Tree Controls
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy D13	Essential Infrastructure
Policy D14	Planning Benefits
Policy H4	Density and Size of Dwellings
Policy H5	Subsidised Affordable Housing within Settlements
Policy H10	Amenity and Play Space
Policy HE14	Sites and Areas of High Archaeological Potential
Policy M1	The Location of Development
Policy M2	The Movement Implications of Development
Policy M4	Provision for Pedestrians
Policy M5	Provision for Cyclists
Policy M14	Car Parking Standards

Draft Local Plan Part 1 Strategic Policies and Sites 2016 Policies:

Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy AHN1	Affordable Housing on Development Sites
Policy AHN3	Housing Types and Size
Policy LRC1	Leisure, Recreation and Cultural Facilities
Policy ALH1	The Amount and Location of Housing
Policy ST1	Sustainable Transport
Policy CC1	Climate Change
Policy CC2	Sustainable Construction
Policy CC3	Renewable Energy Development
Policy CC4	Flood Risk Management

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. On the 21st December 2016 the Council submitted the draft Local Plan Part 1: Strategic Policies and Sites, for Examination. The Examination Hearings took place between 27th June and 6th July 2017. The Inspector has indicated that modifications will need to be made to the Plan and invited the Council to submit a list of these proposed modifications. These modifications will be subject to public consultation. All representations on the proposed modifications will be taken into account by the Inspector before he issues his written report. 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)
- West Surrey Strategic Housing Market Assessment (2015)
- Five Year Housing Supply (July 2017)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Fields in Trust 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (2016)

Consultations and Town Council Comments

County Highway Authority	No objection, subject to recommended conditions and informatives.
Godalming Town Council	No objection – the Town Council welcomes the application.
Surrey Wildlife Trust	<p><u>Initial comments dated 19/04/2017</u></p> <p>Bat Emergence Surveys are required to be undertaken and the findings evaluated, prior to the determination of the application.</p> <p>In addition, the 'Ecological Assessment Update of Area A' identifies some habitat suitable for reptiles as present within the footprint of the proposed development site. The proposed development will result in the loss of all habitats present</p>

	<p>within the footprint, including all reptile habitat. The Surrey Amphibian and Reptile Group have records that indicate a 'possible presence' of grass snake and common lizard within the footprint of the proposed development. There is therefore a reasonable likelihood of reptiles being present and affected by the proposed development. However no reptile presence / absence or population assessment surveys have been submitted for the proposed development site. The applicant therefore has no information as to whether reptiles are present, the size or diversity of that population or how that population may be affected by the proposed development.</p> <p>Surrey Wildlife Trust advises that appropriately detailed and evaluated reptile survey information is required to be submitted.</p> <p><u>Comments dated 06/09/2017 following submission of additional ecology information</u></p> <p>No objection, subject to recommended conditions and informatives.</p>
Natural England	No objection
Lead Local Flood Authority	<p><u>Initial comments dated 16/02/2017</u></p> <p>Surrey County Council, as the Lead Local Flood Authority, considers that insufficient information has been provided regarding the proposed surface water strategy to comply with the requirements laid out under the Technical Standards. To overcome this, further information is required.</p>

	<p><u>Subsequent comments dated 16/06/2017 following the submission of additional drainage information</u></p> <p>The Lead Local Flood Authority has no objection to the application subject to recommended conditions and informatives.</p>
Environment Agency	None received.
Thames Water	<p><u>Comments dated 02/02/2017</u></p> <p>No objection subject to recommended conditions and informatives</p> <p><u>Comments dated 13/02/2017</u></p> <p>The applicants will need to contact Thames Water for a pre-development enquiry. If the applicant finds shared drainage, the sewers may need to be diverted as Thames Water does not allow new builds over public sewers.</p>
County Archaeologist	<p><u>Comments dated 22/02/2017</u></p> <p>No objection, subject to recommended condition</p> <p><u>Comments following submission of Archaeological Trial Trench Evaluation Report on 15/08/2017</u></p> <p>Not yet received – to be reported orally.</p>
County Rights of Way Officer	None received.
Council's Environmental Health Officer (noise)	The Council's Environmental Health Officer has no further comments to make on the current proposal than those previously provided for WA/2014/0932. The previous comments set out below therefore still stand:

	No objection, subject to recommended conditions and informatives.
Council's Environmental Health Officer (air quality)	<p>The Council's Environmental Health Officer has no further comments to make on the current proposal than those previously provided for WA/2014/0932. The previous comments set out below therefore still stand:</p> <p>No objection, subject to recommended conditions</p>
Council's Environmental Pollution Control Officer (contaminated land)	No objection – there are no identified contamination risks and, as such, no action is required.
Council's Waste & Recycling Co-ordinator	<p>The following containers would be required for each of the 33 houses, to be presented for collection on the appropriate day:</p> <ul style="list-style-type: none"> 1 x 140 litre black refuse bin. 1 x 240 litre blue recycling bin. 1 x 240 litre brown garden waste bin (Optional subscription service) 1 x 23 litre food waste green kerbside caddy. <p>The 4 apartments could also utilise individual refuse and recycling collections using bins identified to the flat number. Each flat would require the following:</p> <ul style="list-style-type: none"> 1 x 140 litre black refuse bin. 1 x 240 litre blue recycling bin. 1 x 23 litre food waste green kerbside caddy.
Surrey Police	<p>Should permission be granted, a condition is recommended to require the development to achieve a Secured by Design (SbD) award.</p> <p>Some concerns are raised with regard to the parking layout. The</p>

	<p>Secured by Design Homes 2016 advises that cars should either be parked in locked garages or on hard standing within the dwelling boundary. Where communal car parking is necessary, they should be in small groups, close and adjacent to homes and within view of active rooms. The Design Out Crime Officer also comments that the recess on the front elevation of the properties appears to be in over the 600mm recommended distance.</p>
--	---

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 10/02/2017, site notices were displayed at the site on 09/02/2017 and neighbour notification letters were sent on 01/02/2017.

No letters of representation have been received.

Submissions in support

In support of the application the applicant has made the following points:

- The existing accommodation located at Ockford Ridge has been identified as poor quality in terms of space provision, condition of the built fabric, overall thermal performance and sustainable land use.
- To retain the existing stock would require significant financial and social investment and, as such, Waverley Borough Council’s Housing Service has identified that a partial re-development for the whole of the Ockford Ridge site would be more appropriate. This would include the erection of new housing for the current application site (Site A).
- Outline planning permission was granted for Site A under a hybrid planning application submitted and approved in 2014. This application referred to 4 sites and included an outline proposal for Sites A, B and C, and a detailed proposal for Site D.
- The current application seeks to amend the previously proposed 34 units and layout, to increase the number of units provided in light of changes to accommodation requirement since the outline approval.

- The proposal includes 100% affordable housing.
- The tenure and mix is in line with local housing need, from existing tenants and as illustrated in the West Surrey Strategic Housing Market Assessment.

Determining Issues

Principle of development

Planning history and differences with previous proposal

Prematurity

Housing land supply

Housing mix

Affordable housing

Highways and parking

Design and visual amenity

Impact on residential amenity

Trees

Standard of accommodation for future occupants

Provision of amenity space

Air Quality

Noise impacts

Archaeology

Flooding and Drainage

Effect on SPA

Financial considerations

Biodiversity and compliance with Habitat Regulations 2010

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

Implications

Environmental Impact Regulations 2011 (as amended)

Pre Commencement Conditions

Working in a positive/proactive manner

Planning Considerations

Principle of development

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

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent,

silent or relevant policies are out-of-date, granting permission unless: *inter alia* any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this framework indicate development should be restricted.

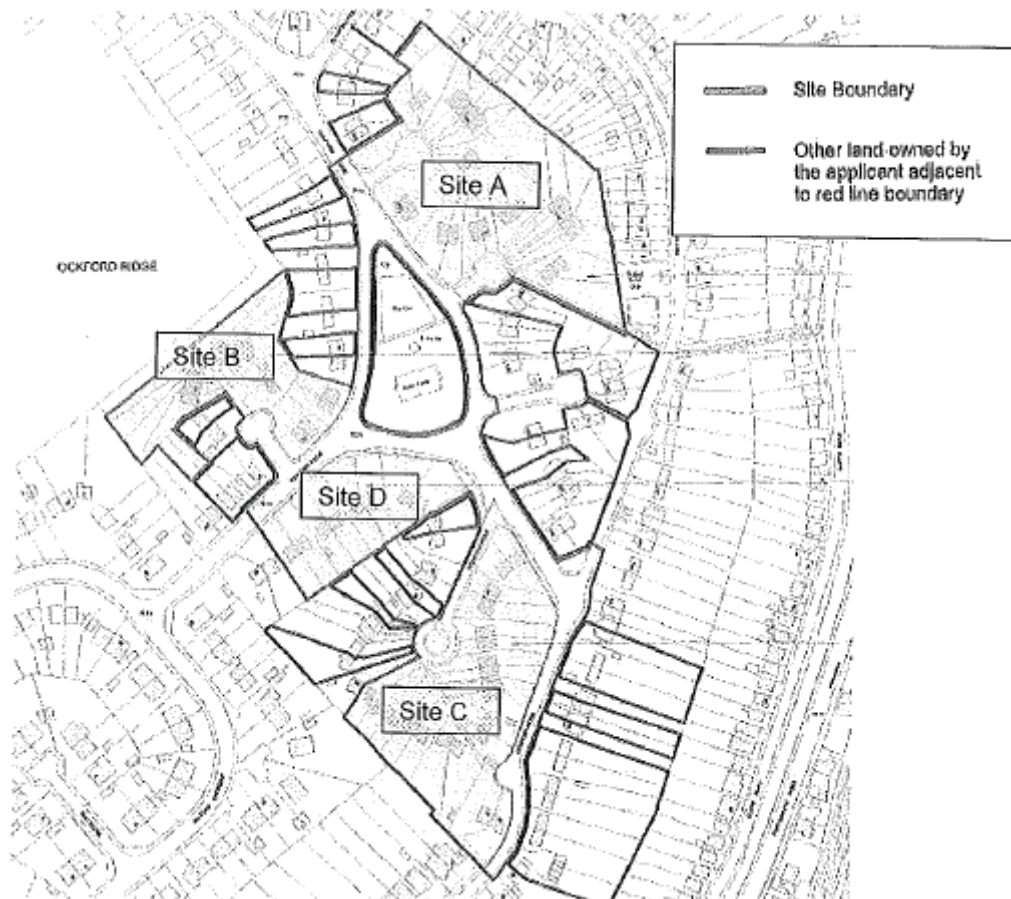
Policy SP1 of the Draft Local Plan Part 1 states that the Council will apply a presumption in favour of sustainable development.

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenities.

Planning history and differences with previous proposal

The planning history is a material consideration.

The application site forms part of a wider redevelopment of Ockford Ridge. Outline planning permission was granted for the application site for the erection of 34 dwellings following demolition of the existing dwellings under WA/2014/0932. This application was a hybrid application which included 4 different site areas within the Ockford Ridge area – sites A (current application site), B, C and D. These areas are shown on the block plan which was submitted with the previous application, as set out below:



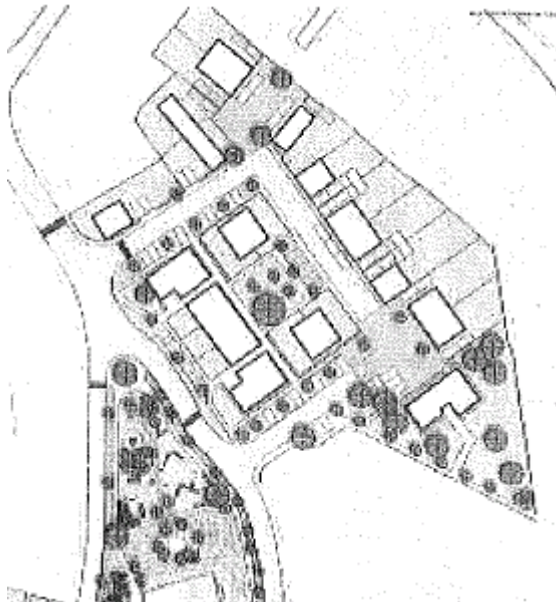
The differences between the current proposal and the previous permission are as follows:

- The current application seeks full planning permission, whereas the previous application was for outline permission for Site A.
- The current application is for the erection of 37 dwellings, whereas permission was granted under WA/2014/0932 for 34 dwellings. The current application therefore represents an increase of 3 dwellings over and above that which was previously approved.
- The housing mix differs. This is set out in the table below:

Unit	WA/2014/0932	Current Proposal	Differences
1 bed	4	4	0
2 bed	18	11	-7
3 bed	9	18	+9
4 bed	3	4	+1
Total	34	37	+3

- Differences to site layout – however, as WA/2014/0932 was in outline form, the proposed layout at that time was for illustrative purposes only. A comparison of the current and previous illustrative layout is shown below:

Illustrative layout (WA/2014/0932)



Current proposed site layout



The test for Members is whether the current proposal is acceptable in its own right.

Prematurity

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

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

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

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

Housing land supply

In July 2017, the Council published an update to their five year housing supply position based on the Local Plan Examination Inspector's provisional findings in July 2017. The statement sets out the housing requirement for the next five years based on West Surrey SHMA figures and various components of housing supply that the Council expects to come forward in that period. As it stands, the supply of housing is 6.28 years worth of the housing requirement. Therefore, the Council can demonstrate in excess of the requirements of paragraph 47 of the NPPF.

Notwithstanding this point, the provision of 15 net additional dwellings as proposed does make a contribution towards housing supply. The extant planning consent, albeit in outline form, contributes to the Council's current housing supply.

Housing mix

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

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

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

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

The density element of Policy H4 is given less weight than guidance in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances.

The proposed housing mix is shown in the following table:

	Number of dwellings (%)	SHMA recommended mix for affordable housing
1 bed	4 (10.8%)	40%
2 bed	11 (29.7%)	30%
3 bed	18 (48.7%)	25%
4 bed	4 (10.8%)	5%

Whilst the proposed mix would not accord with the SHMA, the balance of bed sizes has been amended since the previous outline permission (WA/2014/0932) as a result of extensive and ongoing local consultation with existing residents to make best use of the land in the context of high local housing need.

The Council's Housing Strategy and Enabling Manager has confirmed the proposed mix would enable existing tenants to decant from phases B and C of the overall Ockford Ridge redevelopment.

The 2 bed flats previously approved under WA/2014/0932 have been replaced by 2 bed houses, which would assist with future proofing. The proportion of 3 bed houses has also been increased following the outline approval, so as to assist families living in overcrowded conditions. The number of 4 beds has also increased following the outline approval. The Council's Housing Strategy and Enabling Manager has advised that most registered providers are not currently building 4 bedroom affordable housing. As such, the Council is seeking to build 4 bed dwellings in order to respond to the local need. As there are no 1 bed flats currently at Ockford Ridge, the inclusion of 4 x 1 bed flats would likely appeal to many groups, including young people living in overcrowded conditions to leave the parental home or for older people to downsize and in doing so free up under-occupied Council family accommodation.

Given that the proposed housing mix has been developed to serve existing tenants in the area, officers are satisfied that the proposed mix would be acceptable in this instance.

Officers note that the previous outline permission formed part of a wider scheme in connection with sites B and C (all outline permission). Whilst the current housing mix would differ from that previously approved at the outline stage, officers are satisfied that an appropriate housing mix could be achieved separately at a later stage for sites B and C, such that there is an acceptable overall mix for the Ockford Ridge redevelopment.

The density has increased under the current proposal, compared with that of the previous outline permission, from 35 dwellings per hectare to 38. It is considered that this would be acceptable given the similar density of surrounding residential development.

Affordable housing

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

The NPPF outlines that to deliver a wide choice of quality homes, local planning authorities should identify where affordable housing is needed and identify policies for meeting this on site, unless off-site provision or a financial contribution can be robustly justified.

The Local Plan is silent with regard to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan is unacceptable in principle, including affordable housing. If, however, the Council were to accept the principle of housing development on this site, in the interest of creating a balanced and mixed community and meeting the identified need for affordable housing in the Borough, the provision of affordable housing would be required as part of the proposals. The provision of a significant level of affordable housing could be regarded as a benefit of considerable weight which would need to be evaluated when considering whether to make an exception to planning policy.

Policy AHN1 of the Draft Local Plan Part 1 states that the Council will require a minimum provision of 30% affordable housing.

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority within the Waverley Borough Corporate Plan 2016-2019. As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to meet local housing need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

The West Surrey SHMA 2015 indicates a high need for affordable housing in Waverley, with an additional 314 additional affordable homes required per annum. Farnham is the town with the highest level of estimated housing need in the Borough, with a need for an additional 111 affordable homes per annum. New affordable homes are needed for a broad spectrum of households in Waverley, including people struggling to get on the housing ladder and family homes, as proposed on this site.

The current proposal would provide 100% affordable housing.

The tenure of the proposed affordable housing would be for social rent. It is proposed that a Local Lettings Plan will be put in place to manage how the homes will be allocated, including a cascade mechanism to give priority to existing tenants at site A, then to tenants in other parts of Ockford Ridge, then going out wider to other applicants on the Council's Housing Needs Register. Applicants on the Housing Needs Register may be placed on an Affordable Rent. Eligible tenants will likely have the option to purchase their property, through Right to Buy, in line with the Government's aspiration to assist more people into home ownership.

Overall, the affordable housing provision and replacement of old housing stock is considered to be of great benefit.

Highways and parking

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Paragraph 32 states: “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

Local Plan Policy M4 states that the Council will seek to improve conditions for pedestrians by providing or securing safe and attractive pedestrian routes and facilities in both urban and rural areas. Developments should include safe, convenient and attractively designed pedestrian routes linking to existing or proposed pedestrian networks, to public open space, to local facilities and amenities, or to public transport.

Policy ST1 of the Draft Local Plan Part 1 states that development schemes should be located where they are accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The site currently features two cul de sacs. The existing two access points would be modified as part of the proposal and would be connected via an internal road running through the application site. The existing cul de sacs would be subject to a stopping up application (to the County Council) to remove the land from the highway authority.

The application is accompanied by a Transport Statement, undertaken by Mc Mahon Associates, dated 20th December 2016. This sets out that the content of the previous Transport Statement compiled by WYG in connection with the previous hybrid application (WA/2014/0932) is still applicable and current. The Statement concludes that the minor increase in number of units to be provided at the application site from the previous outline permission would not have a detrimental effect on the transport and highway operations of the Ockford Ridge development.

In addition to the Transport Statement, the application is accompanied by a Swept Path Analysis, Visibility Splay Analysis and a 'Stopping Up' plan.

The County Highway Authority has been consulted on the application and has raised no objection to the proposal, subject to a number of recommended conditions and informatives.

The recommended conditions would secure the submission and agreement of a Construction Transport Management Plan, a scheme to prevent the creation of dangerous conditions for road uses on the public highway, and a Travel Plan Welcome Pack for occupants. In addition, the recommended conditions would secure the provision of the access points, visibility splays, facilities for the secure parking of bicycles, and space for vehicles to enter and leave the site in forward gear.

Officers consider that it would be reasonable to impose the recommended conditions and informatives on any grant of permission.

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:

Unit type (bedroom numbers)	Recommended WBC parking guidelines
1 bedroom	1 parking space
2 bedroom	2 parking spaces
3+ bedroom	2.5 parking spaces

The following table illustrates the parking requirement for the proposed development in accordance with the abovementioned requirements:

Unit	Number of dwellings proposed	Minimum number of spaces required
1 bedroom (flats)	4	4
2 bedroom	11	22
3 bedroom	18	45
4 bedroom	4	10
Total	37	81

A total of 83 parking bays would be provided within the site. Whilst the proposal would not provide all of the required parking spaces within the individual plots, the total number of parking spaces to serve each unit would accord with the Council's Parking Guidelines 2013. As each of the 4 proposed 4-bed units would benefit from 3 parking spaces, an additional 2 spaces would be provided within the site over and above that required by the Parking Guidelines 2013.

It is considered that there would be sufficient space within the plots for bicycle storage and, as set out earlier in this section, this would be subject of a planning condition should permission be granted.

Taking into account the views of the County Highway Authority, it is considered that the vehicular movements generated by the development could be satisfactorily accommodated on the surrounding highway network and no material concern is raised with regard to highway safety or parking. Subject to the imposition of conditions, it is considered that the proposal would accord with Policies M2, M4 and M14 of the Waverley Borough Local Plan 2002 and the NPPF.

Design and 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.

Policy TD1 of the Draft Local Plan Part 1 echoes that of Policies D1 and D4. New development is required to be of a high quality and inclusive in design to respond to the distinctive local character of the area. Development should be designed so it creates safe and attractive environments, whilst maximising opportunities to improve the quality of life, health and well-being of current and future residents.

The proposed dwellings would be two storey in height and would feature varying architectural detailing, which would include porch canopies, dormer windows and gable projections. The palette of materials to be used in the construction of the dwellings would also vary within the scheme, and would include a mixture of grey and red roof tiles, render, black weatherboard cladding, black rainwater goods and aluminium windows in black, charcoal grey and white.

It is important to note that new development should not replicate existing buildings, but incorporate selective features, or interpret existing features in the most appropriate way, thereby enhancing features to strengthen the existing character of the area. In this instance, the proposal would incorporate a mixture of semi-detached and terraced dwellings. The varying architectural detailing and use of materials would add interest to the visual appearance of the proposed development. Having regard to the existing built form on site, it is considered that the proposal would represent a visual improvement both to the site itself and when seen within the surrounding residential development.

Officers note that several of the proposed dwelling designs would include area of flat roofing. Whilst the use of flat roofing is not encouraged in traditional residential development, in this instance the areas would be located to the rear of the dwellings concerned. Views from public vantage points, both within the site and from the main road outside the site, would likely be possible; however, it is considered that these features would not be of a size and scale to result in material visual detrimental harm.

The proposed layout would result in an active frontage of the proposed dwellings facing the main road, Ockford Ridge, as well as the internal road within the site. This would allow for an acceptable level of natural surveillance around the site.

Officers acknowledge that there would be several areas within the site comprising large expanses of hard surfacing to provide for parking bays. A number of these which are sited in front of the dwellings could be softened with landscaping between the plots. The large expanse to the rear of the site, adjacent to the internal road, would not benefit from sufficient space in between to allow for the planting of trees. However, the space may be

sufficient to allow for the planting of smaller shrubs and bushes, including hedging. Whilst officers consider this element of the proposed layout to not be ideal, it is considered that it would not result in a level of material detrimental harm such to warrant a reason for refusal on this ground alone.

The proposed boundary treatment would comprise 1.8m high closeboard fencing. Whilst areas of this fencing would be located adjacent to the roadside, it is considered that there would be sufficient public landscaped areas within the site layout to soften the appearance of such features. Full details of the proposed landscaping could be secured by means of condition should permission be granted.

Surrey Police has sought to require a 'Secured by Design' condition should planning permission be granted. However, the Council does not have a policy requirement of this. Nevertheless it is considered that the applicant should be advised of this by way of informative.

It is considered that the overall height, bulk, mass, form and design of the proposed dwellings would be acceptable and would not materially detract from the character and appearance of the area. The proposal is therefore seen to accord with Policies D1 and D4 of the Local Plan 2002 and NPPF 2012.

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 and guidance contained within the Council's SPD for Residential Extensions.

The application is accompanied by a Daylight and Sunlight Assessment Report, dated January 2017, undertaken by Herrington Consulting Limited. This report provides an assessment of the potential impact of the proposed development on neighbouring buildings in relation to daylight, sunlight and overshadowing.

With regard to daylight, the submitted report concludes that the proposal would result in a reduction in the amount of daylight reaching the windows of neighbouring buildings. However, the changes received by habitable rooms of neighbouring buildings would not be significant and would be unlikely to be noticeable by the occupants.

With regard to sunlight, the submitted report concludes that there would be a very small reduction in the number of probably sunlight hours enjoyed by neighbouring buildings. However, the reduction would not be significant.

Having regard to the submitted report, the siting of the proposed dwellings in relation to neighbouring dwellings, and the existing relationship with dwellings on the site, it is considered that the proposal would not result in any additional material harm to neighbouring amenity by means of loss of light over and above the existing arrangement.

Furthermore, having regard to the separation distances between the proposed dwellings and that of existing neighbouring dwellings, it is considered that the proposed dwellings would not appear materially overbearing such to result in any detrimental harm.

There are several neighbouring properties in particular which would be in close proximity to the proposed dwellings, adjacent to the site boundary. The impact on these properties is discussed in turn below:

With regard to the impact on No. 163 Ockford Road (west corner); proposed unit No.1 would be positioned immediately adjacent to the shared boundary. Whilst there are proposed windows at ground and first floor level in the side facing boundary, these would be obscurely glazed. As such, officers are satisfied that there would be no resultant overlooking or loss of privacy.

With regard to the impact on No.47 Coopers Rise, (north corner); proposed unit No. 7 would be positioned adjacent to the shared boundary. There would be no openings in the side (north east) elevation of the unit at ground floor. Whilst a window would be positioned at first floor level in the side elevation, this would serve an upstairs landing area. As it would not serve a habitable room, no concern is raised by officers with regard to resultant overlooking of the neighbouring property.

With regard to the impact on No.45 Coopers Rise (north corner); proposed unit No. 8 would be positioned adjacent to the shared boundary, but it would be set in from the boundary with space for parking in between. The windows proposed in the side (north east) elevation at ground and first floor would serve a W.C and bathroom respectively. Both windows would be obscurely glazed and, as such, officers are satisfied that there would be no resultant overlooking or loss of privacy.

With regard to the impact on No. 140 Ockford Road (south corner), proposed units No's 36 and 37 (flats) would be positioned adjacent to the shared boundary. The openings proposed in the side (southern) elevation facing the

shared boundary would serve an entrance hallway for the ground floor flat and a landing for the first floor flat. None of these openings would serve habitable rooms, therefore officers consider that there would be no resultant material harm by means of overlooking or loss of privacy.

Whilst proposed unit 18 would be positioned adjacent to the eastern site boundary, the neighbouring building is a Social Club. No concern is therefore raised with regard to neighbouring amenity in this respect.

Having regard to the above considerations, officers are satisfied that the proposed development would not result in any material harm to neighbouring residential amenity. The proposal is seen to accord with Policies D1 and D4 of the Local Plan 2002 and the NPPF 2012.

Trees

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss. Policies D6 and D7 broadly support the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

The application is accompanied by an Arboricultural Survey, dated 23rd March 2016, undertaken by PJC Consultancy. In addition, an Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement have also been submitted, both dated 23rd January 2017, undertaken by PJC Consultancy.

Some tree removal has already taken place at the site, and the proposal would result in the loss of remaining trees within the site.

The Council's Tree Officer has been consulted and has recommended that a condition be imposed to secure compliance with the submitted scheme of tree protection.

The increase in housing density proposed, above that previously permitted, has resulted in a knock on effect on space for new tree planting. It is acknowledged that space for planting trees of future stature would be limited. The submitted AIA concludes that an extensive re-planting scheme would be implemented to mitigate trees loss. In order to ensure that the proposed palette of trees and soft landscaping is in keeping with the future maintenance requirements and responsibilities, it is recommended that a condition be imposed to secure the submission and agreement of a landscaping scheme.

Subject to the imposition of conditions, officers consider that the proposal would be acceptable in this regard.

Standard of accommodation for future occupants

Paragraph 17 of the NPPF seeks a high standard of design for future occupiers.

The Government’s policy on the setting of technical standards for new dwellings is set out in the Ministerial Statement of 25th March 2015. This statement should be taken into account in applying the NPPF and in particular, the policies on local standards or requirements at paragraphs 95, 174 and 177. New homes need to be high quality, accessible and sustainable. The Building Regulations cover new additional optional standards on water and access. A new national space standard has been introduced to be assessed through the planning system. The optional new national standards should only be required through any new Local Plan policies, if they address a clearly evidenced need and where their impact on viability has been considered.

Policy TD1 of the Draft Local Plan Part 1 refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, appropriate internal space standards for new dwellings.

With regards to the full element of the application the following table provides an assessment against the Technical Housing Space Standards:

Cluster No & Plot No	Size	Technical Requirement (m ²)	Proposed Floor Area (m ²)	Meets/Fails
1 - 1, 2, 27, 28	3 bed, 5 person	86	106	Meets
2 - 3, 5	2 bed, 4 person	70	Min 79	Meets
3 - 6, 7, 18, 19	4 bed, 6 person	99	108	Meets
4 - 8, 9, 29, 30	3 bed, 5 person	86	98.6	Meets
5 - 10, 11, 12, 13, 14, 15	3 bed, 5 person	86	106	Meets
6 - 16, 17	3 bed, 5 person	86	Min 97	Meets

7 - 20, 21, 25, 26	2 bed, 4 person	70	82	Meets
8 - 22, 23, 24	2 bed, 4 person	70	Min 82	Meets
9 - 31, 33	3 bed, 5 person	86	104	Meets
9 - 32	2 bed, 4 person	70	84	Meets
10 - 34, 35, 36, 37	1 bed, 2 person	50	55	Meets

As set out above, all of the proposed units would accord with the Technical Space Standards.

In addition to the above, consideration also needs to be given to the outlook and provision of light for habitable rooms. Officers are satisfied that a good outlook would be provided for each dwelling.

The submitted Daylight and Sunlight Assessment has quantified the provision of natural daylight and sunlight to the habitable rooms within the proposed development itself. The report concludes that all habitable rooms would exceed the minimum target values for natural daylight and sunlight set out within the Building Research Establishment Guidelines and the British Standards.

Officers consider that the outlook and provision of light to serve the units would be acceptable.

Provision of amenity space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required. For developments of flats or maisonettes, Policy H10 sets out that outdoor space may be for communal use rather than as private gardens.

Policy TD1 of the Draft Local Plan Part 1 refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, the provision of private, communal and public amenity space and on site playspace provision (for all ages).

The proposed residential units would all benefit from areas of private amenity space. This would include separate amenity areas to serve each of the 4 flats.

Having regard to the standard recommended by Fields in Trust (FIT) 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (2016) for assessing the provision of outdoor playing space, the proposed development would generally require the provision of a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA). However, Holloway Hill recreation ground is 1.7km away from the application site, which provides for an enclosed play area, multi-use games area, hard surface tennis courts, 2 cricket pitches and 2 football pitches. Furthermore, there is an existing play area on the central green in Ockford Ridge, which is located to the immediate south of the application site. As the proposal would comprise a redevelopment of an existing residential site to make best use of the land, officers consider that an on-site new LAP and LEAP would not be required in this instance.

It is considered that, in light of the above, the provision of amenity space to serve the application site would be acceptable and in accordance with the requirements of the Local Plan 2002 and the NPPF 2012.

Air Quality

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

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

Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will

promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of noise and disturbance or potential pollution of air, land or water, including that arising from light pollution. In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular, development which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution will not be permitted.

The site is not located within an Air Quality Management Area (AQMA). However, the Council's Environmental Health Officer considers that the proposed development may introduce a new exposure into an area of potentially poor air quality and is likely to expose future occupants to air pollution associated with road traffic. The impact of dust and emissions from demolition and construction could have a significant impact on local air quality. As there is no safe level of exposure, any reduction in emissions would be beneficial.

Conditions have been recommended by the Council's Environmental Health Officer to be imposed on any grant of permission. These include the submission and agreement of a site management plan for the suppression of mud, grit, dust and other emissions; prohibiting of burning of materials; control over hours of construction; and the provision of an electric vehicle charging point within the site.

It is considered that the imposition of the abovementioned conditions would be reasonable should permission be granted. Subject to such mitigation measures, particularly throughout the construction stage, it is considered that the impact on air quality would be acceptable.

Noise impacts

Paragraph 123 of the NPPF states that Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

The existing site and surrounding area is predominantly residential and, therefore, the proposed residential development is unlikely to adversely affect the nature of the area. However, whilst the current proposal is a stand alone application, it nevertheless would form part of a wider redevelopment of the Ockford Ridge estate. This wider redevelopment is proposed to take place in phases and, as such, there would be little respite for existing residents should noise levels be excessive.

The Council's Environmental Health Officer considers that the type of work or equipment used in conjunction with the construction of the proposed development would be unlikely to be above the significant observed adverse effect level. However, a number of conditions have been recommended should permission be granted.

The recommended conditions relate to the construction hours; external lighting; and noise levels from plant and machinery.

Subject to the imposition of appropriate conditions, officers consider that the proposal would accord with comply with Policies D1, D2 and D4 in this regard and paragraph 123 of the National Planning Policy Framework 2012.

Archaeology

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The application site is over the 0.4 hectares which is recommended for archaeological assessment and evaluation under Policy HE15 of the Local Plan 2002.

The application is supported by a Desk Based Archaeological Assessment produced by the Surrey County Archaeological Unit (SCAU), which was submitted with the previous application in 2014 (Ref: WA/2014/0932) covering the wider development proposals for the area (sites A, B, C and D). The assessment concludes that there is a moderate to high potential for prehistoric activity, particularly for the Mesolithic period, and a subsequent evaluation at no's 46-52 Ockford Ridge revealed a late Iron Age pit and some late Neolithic flint tools.

The County Archaeologist considers that it to be clear that the current application site has the potential for similar remains to be present and, as such, an archaeological field evaluation would be required in order to clarify the archaeological potential of the site.

The SCAU report includes a specification for a trial trench evaluation of the site, which the County Archaeologist considers would provide an acceptable and appropriate methodology to ensure that any archaeological remains which are present are properly identified and recorded. This would enable appropriate mitigation measures to be designed if required.

Given that the assessment and previous archaeological work has demonstrated that the site has been disturbed to some extent by the existing development, the County Archaeologist considers that it would not be necessary for the archaeological work to be undertaken in advance of any planning permission being granted. Therefore, a condition is recommended should planning permission be granted to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be first submitted to and approved in writing by the Local Planning Authority.

A Trial Trench Evaluation Report, dated August 2017, undertaken by Surrey County Archaeological Unit, was submitted by the Applicant subsequent to comments being received from the County Archaeologist. The Report concludes that no further archaeological fieldwork would be required in connection with the proposal. Only a single worked flint of probably Mesolithic date and a medieval pottery fragment were found. This suggests that prior to the post medieval period; human activity was either minimal or ephemeral in nature.

The County Archaeologist has not yet provided any further comments on the above submission. Any comments received will be reported orally.

At present, Officers consider that subject to the imposition of the abovementioned recommended condition, the proposal would accord with Policy HE15 of the Waverley Borough Local Plan 2002 and NPPF 2012.

Flooding and drainage

Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

Paragraph 101 of the NPPF states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant.

Policy CC4 of the Draft Local Plan Part 1 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate floor risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Decisions on planning applications relating to major developments should ensure that SuDS for the management of run-off are put in place, unless

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

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate. Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

The proposed development for residential purposes is classified as 'More Vulnerable' and as such, the use is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 2 of the NPPF – Technical Guidance Document. It is not therefore necessary to consider the sequential or exception tests in this instance.

The application is supported by a Flood Risk Assessment (FRA). This sets out the following:

- Foul and storm water sewers will need to be locally diverted to accommodate the redevelopment of the site.
- Ground conditions at the site are unsuitable for infiltration to the soil; therefore surface water runoff would be drained to the surface water sewer.
- Permeable paving will be used where possible to manage, control and treat surface water runoff at source.
- Foul drainage would discharge to the public foul network via new sewerage infrastructure where necessary.

The FRA concludes that the minor change in number of units for the application site, from that of the previously approved hybrid scheme of WA/2014/0932, would have no detrimental effect on the flood risk or drainage operations of the site.

The LLFA has reviewed the proposed surface water drainage strategy for the proposed development and has raised no objection to the proposal subject to a number of recommended conditions and informatives.

The recommended conditions would secure the submission and agreement of the proposed design of surface water drainage scheme; mitigation measures; details of how surface water and pollution risk will be dealt with during the construction phase; and details of maintenance regimes and responsibilities of drainage elements, prior to the commencement of development. A condition is also recommended to secure the carrying out of a verification report by a qualified engineer prior to the occupation of the units.

Thames Water has been consulted on the proposal and has raised no objection, subject to conditions and informatives.

Officers consider that it would be reasonable to impose the conditions and informatives which have been recommended by the abovementioned consultees on any grant of planning permission. Subject to this, no concern is raised with regard to the proposed drainage of the site and the proposal is considered to accord with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

Effect on SPA

The site is located within the Wealden Heaths I SPA Buffer Zone. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPA. An appropriate assessment is not, therefore, required.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant.

The NPPG sets out that whether or not a local financial consideration is material to a decision will depend on whether it could help to make the development acceptable in planning terms. It is not appropriate for a decision to be made on the basis that the development could have the potential to raise money for a local authority or other government body.

In the current case, the Council does not rely on local financial considerations to mitigate against the effects of the development to make it acceptable in planning terms. As such, it does not form a material planning consideration.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

Policy NE1 of the Draft Local Plan Part 1 states that the Council will seek to conserve and enhance biodiversity within Waverley. Development should retain, protect and enhance features of biodiversity and geological interest and ensure appropriate management of those features. Adverse impacts should be avoided or, if unavoidable, appropriately mitigated. Within locally designated sites, Policy NE1 sets out that development will not be permitted unless it is necessary for appropriate on site management measures and it can demonstrate no adverse impact to the integrity of the nature conservation interest.

The application is accompanied by an 'Ecological Assessment Update of Area A', dated 11th January 2017, undertaken by Adonis Ecology Ltd.

Following initial comments from Surrey Wildlife Trust; which confirmed the need to submit additional bat survey and reptile survey information, the applicant submitted the following documents:

- Preliminary Ecological Appraisal (Bats), dated August 2017, undertaken by Blackdown Environmental

- Reptile Survey Report, dated July 2017, undertaken by Blackdown Environmental

The Bat Report sets out that no bats or evidence of bats was identified in any of the existing structures on site at the time of the Preliminary Ecological Appraisal. However, the report concludes that there are numerous potential locations for crevice roosting bats in the dwellings which were not accessible to the surveyors during inspections. Evidence of common pipistrelle bats at the site was recorded in the emergence surveys carried out. In light of this, the report recommends that it would be necessary to obtain a European Protected Species Licence (EPSL) from Natural England to undertake the works.

The Reptile Report concludes that the habitats on site do not currently support reptiles, which is likely to be due to a regime of regular grassland management. A number of recommendations are set out in the report should permission be granted, namely relating to the timings of any works and the submission of a Landscape Ecological Management Plan (LEMP).

Surrey Wildlife Trust has reviewed the additional information and has confirmed that the applicant would need to obtain a European Protected Species (EPS) licence from Natural England should planning permission be granted. This would be prior to the commencement of any works which may affect bats.

It is clear from the Emergence Survey results that the proposal would offend Article 12(1) of the Habitats Directive and a licence would be required. Following the advice contained above, it is incumbent on the Local Planning Authority to assess the likelihood of obtaining the said licence. This assessment is based on the comments of Surrey Wildlife Trust and the 3 tests of the Habitat Regulations. Given the comments from Surrey Wildlife Trust and subject to the imposition of suitable planning conditions to secure where necessary extra survey work and mitigation, officers conclude that the proposal would be likely to obtain the requisite licence.

A number of conditions have been recommended by Surrey Wildlife Trust should permission be granted. These relate to the submission of a sensitive lighting plan, a Landscape and Ecological Management Plan (LEMP), and the carrying out of works in accordance with the recommendations set out within the Reptile Survey Report and Preliminary Ecological Appraisal Report.

Subject to the imposition of recommended conditions, no objection is raised by officers with regard to ecology and biodiversity.

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

There are no implications for this application.

Environmental Impact Regulations 2017

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2017 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

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.

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 suggested/accepted/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

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

The site is located within the developed area of Godalming; therefore the principle of development is considered acceptable.

It is considered that the proposed development would be integrate well with existing surrounding residential development and the proposed dwellings would be of an acceptable size, height, scale, bulk, mass, form and design. The proposal would provide for affordable housing to contribute to meeting local needs, and also result in the replacement of a significant number of older housing stock with high quality new dwellings. This is considered to be a significant benefit that weighs in favour of the proposal.

Officers consider that there would be no resultant material harm to neighbouring residential amenity. Having regard to the size of the proposed units, it is considered that the proposal would provide a good standard of accommodation and private amenity space would be provided for each dwelling.

Subject to the imposition of conditions, officers are satisfied that the proposal would result in an acceptable impact on trees, air quality and no adverse impact on future occupants of the site by way of noise. Similarly, subject to a programme of archaeological work, it is considered that there would be no archaeological implications, and subject to securing full details of the proposed SuDS scheme, no drainage implications.

Having regard to the expert opinion of the County Highway Authority, officers are satisfied that there would be no resultant harm to highway safety.

Overall, officers consider that there would be no adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. Officers therefore recommend that permission be granted.

Recommendation

That, subject to consideration of the views of the County Archaeologist and the following conditions, permission be GRANTED:

1. Condition

The plan numbers to which this permission relates are:

12448-A-SPR-XX-AR-00-01-3-1	Existing Location Plan 1
12448-A-SPR-XX-AR-00-02-3-1	Existing Site Plan
12448-A-SPR-XX-AR-00-03-3-1	Existing Site Elevation
12448-A-SPR-XX-AR-00-04-3-1	Existing House Layouts 1
12448-A-SPR-XX-AR-00-05-3-1	Existing House Layouts 2
12448-A-SPR-XX-AR-00-06-3-1	Existing Elevations Sheet 1
12448-A-SPR-XX-AR-00-07-3-1	Existing Elevations Sheet 2
12448-A-SPR-XX-AR-00-08-3-1	Existing Elevations Sheet 3
12448-A-SPR-XX-AR-00-09-3-1	Existing Elevations Sheet 4
12448-A-SPR-XX-AR-00-10-3-1	Existing Elevations Sheet 5
12448-A-SPR-XX-AR-00-11-3-1	Existing Elevations Sheet 6
12448-A-SPR-XX-AR-02-01-3-3	Block Plan 1:1250
12448-A-SPR-XX-AR-02-03-3-6	Site Plan 1:500
12448-A-SPR-XX-AR-02-04-3-5	Roof Plan
12448-A-SPR-XX-AR-02-05-3-3	Site Elevations
12448-A-SPR-C1-AR-02-06-3-3	Cluster 1 - Plans
12448-A-SPR-C1-AR-02-07-3-3	Cluster 1 - Elevations
12448-A-SPR-C1-AR-02-08-3-3	Cluster 1 - Sections
12448-A-SPR-C2-AR-02-09-3-3	Cluster 2 - Plans
12448-A-SPR-C2-AR-02-10-3-3	Cluster 2 - Elevations
12448-A-SPR-C2-AR-02-11-3-2	Cluster 2 - Sections
12448-A-SPR-C3-AR-02-12-3-4	Cluster 3 - Plans
12448-A-SPR-C3-AR-02-13-3-4	Cluster 3 - Elevations
12448-A-SPR-C3-AR-02-14-3-4	Cluster 3 - Sections
12448-A-SPR-C4-AR-02-15-3-4	Cluster 4 - Plans
12448-A-SPR-C4-AR-02-16-3-4	Cluster 4 - Elevations
12448-A-SPR-C4-AR-02-17-3-4	Cluster 4 -Sections
12448-A-SPR-C5-AR-02-18-3-3	Cluster 5 - Plans
12448-A-SPR-C5-AR-02-19-3-3	Cluster 5 - Elevations
12448-A-SPR-C5-AR-02-20-3-3	Cluster 5 - Sections
12448-A-SPR-C6-AR-02-21-3-3	Cluster 6 - Plans
12448-A-SPR-C6-AR-02-22-3-2	Cluster 6 - Elevations
12448-A-SPR-C6-AR-02-23-3-3	Cluster 6 - Sections
12448-A-SPR-C7-AR-02-24-3-3	Cluster 7 - Plans
12448-A-SPR-C7-AR-02-25-3-3	Cluster 7 - Elevations
12448-A-SPR-C7-AR-02-26-3-3	Cluster 7 - Sections
12448-A-SPR-C8-AR-02-27-3-3	Cluster 8 - Plans
12448-A-SPR-C8-AR-02-28-3-2	Cluster 8 - Elevations
12448-A-SPR-C8-AR-02-29-3-3	Cluster 8 - Sections
12448-A-SPR-C9-AR-02-30-3-3	Cluster 9 - Plans
12448-A-SPR-C9-AR-02-31-3-3	Cluster 9 - Elevations

12448-A-SPR-C9-AR-02-32-3-3	Cluster 9 - Sections
12448-A-SPR-C10-AR-02-33-3-3	Cluster 10 - Plans
12448-A-SPR-C10-AR-02-34-3-2	Cluster 10 - Elevations
12448-A-SPR-C10-AR-02-35-3-3	Cluster 10 - Sections
12448-A-SPR-XX-AR-02-36-3-4	3D View Looking North
12448-A-SPR-XX-AR-02-37-3-4	3D View Looking South
12448_A_90-02-3-3	Hardscape & Furniture Plan
12448_A_90-07-3-4	Boundaries & Fencing
12448_A_90-09-3-3	Tree Protection Plan
12448_A_90-10-3-2	Refuse & Cycle Parking Plan
12448_A_90-11-3-2	Access & Circulation Strategy

The development shall be carried out in strict 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 details of the materials to be used in the construction of the external surfaces and hard surfacing areas 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 interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

3. Condition

Prior to first occupation of the development hereby permitted, the boundary treatments on site shall be provided in accordance with the approved plans, unless otherwise first agreed in writing by the Local Planning Authority

Reason

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

4. Condition

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

a) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off the site, in accordance with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

5. Condition

Prior to the commencement of development, final details and drawings of the proposed mitigation measures to ensure that, in the event of exceedance, adjoining properties are protected from flooding, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

To ensure that neighbouring properties are protected from flooding and are not negatively impacted by the proposed development, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

6. Condition

Prior to the commencement of development, full details of how surface water and any associated pollution risk will be dealt with during the construction of the development and how any Sustainable Drainage

System will be protected and maintained shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

7. Condition

Prior to the commencement of development, details of maintenance regimes and responsibilities of the drainage and SuDS elements during the operation and lifetime of the systems shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in strict accordance with the approved details.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

8. Condition

Prior the occupation of the development, a verification report carried out by a qualified drainage engineer to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure that the Sustainable Drainage System is constructed as proposed, in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

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

Reason

To ensure that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

10. Condition
No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

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

11. Condition
Prior to the occupation of the development hereby permitted, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, 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 in strict accordance with the approved details.

Reason

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

12. Condition

The development hereby approved shall not be first occupied unless and until the proposed modified vehicular and pedestrian access to Ockford Ridge has been constructed and provided with visibility splays in accordance with the approved plans. Thereafter the visibility splays shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002.

13. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002.

14. 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) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.00pm and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Franklyn Road and Ockford Ridge during these times

(k) on-site turning for construction vehicles

(l) hours of construction and deliveries

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because it relates to the construction process.

15. Condition

No operations involving the bulk movement of 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002.

16. Condition

Prior to the occupation of the development hereby permitted, full details of the proposed structures to provide for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The structures shall be provided prior to the occupation of the development in strict accordance with the approved details. Thereafter the secure bicycle parking shall be retained and maintained for their designated purpose.

Reason

In the interests of the amenity of the area in accordance with Policies D1 and D4 of the Local Plan 2002.

17. Condition

Prior to the commencement of development, details showing the existing and proposed ground levels of the site and proposed ground and finished floor levels of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. 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 D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

18. 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 routes, cycling routes, local shops, schools and community facilities) has been submitted to and approved in writing by the Local Planning Authority. The agreed Welcome Packs shall be issued to residents on first occupation of each residential dwelling.

Reason

In recognition of Section 4 'Promoting Sustainable Transport' of the NPPF 2012.

19. Condition

The development shall be carried out in strict accordance with the submitted Arboricultural Method Statement Report, dated 23rd January 2017 undertaken by JJC Consultancy, and the Tree Protection Plan contained within at Appendix 1, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

20. Condition
Prior to the commencement of development, a Site Management Plan for the suppression of mud, grit, dust and other emissions during both the deconstruction and construction phase should be submitted to and approved in writing by the Local Planning Authority. Emissions generation activities shall be controlled and minimised through the use of mitigation measures which are identified in Section 4.3 of the London Council's Best Practice Guidance, and other similar guidance. The development shall be carried out in strict accordance with the approved details.

Reason

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

21. Condition
No burning of any materials shall take place on the site.

Reason

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

22. Condition
Prior to the commencement of development, a scheme detailing the provision of an Electric Vehicle Charging Point within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

Having regard to the DEFRA good practice guidance 'Low Emission Strategy: Using the Planning System to Reduce Transport Emissions' 2010 and to accord with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it relates to the construction process.

23. Condition
Prior to the first occupation of the development hereby permitted, details of the proposed external lighting to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, height, type, direction of

light sources and intensity of illumination. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the amenities of the area, and having regard to protected species, in accordance with Policies D1, D4 and D5 of the Waverley Borough Local Plan 2002.

24. Condition

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise coming from it does not at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1997 at any adjoining or nearby residential property.

Reason

In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

The bin storage shall be provided in accordance with drawing 12448_A_90-10 3-2 unless otherwise first agreed in writing by the Local Planning Authority.

Reason

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

26. Condition

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling shall be carried out in strict accordance with the approved details.

Reason

To ensure that there is no impact on local underground sewerage utility infrastructure in accordance with Policy D1 of the Waverley Borough

Local Plan 2002. This is a pre commencement condition because it relates to the construction process.

27. Condition

The development shall be carried out in strict accordance with the recommendations of Section 5.3 of the Preliminary Ecological Appraisal Report, undertaken by Blackdown Environmental, dated August 2017, and the precautionary recommendations of paragraph 4.3 of the Reptile Survey Report, undertaken by Blackdown Environmental, dated July 2017.

Reason

To safeguard the ecological interest of the site in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

28. Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term, has been submitted to and approved in writing by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 5 'Recommendations' of the 'Ecological Assessment Update of Area A, Ockford Ridge' undertaken by Adonis Ecology and should include details of the following:

- Description and evaluation of features to be managed and created including measures to compensate for loss of garden habitats
- Details of reptile enhancement measures to be implemented and maintained
- Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.

Reason

To safeguard the ecological interest of the site in accordance with Policy D5 of the Waverley Borough Local Plan 2002. This is a pre

commencement condition because the matter goes to the heart of the permission.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.
3. 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 For further information please see the Guide to Street and Property Naming on Waverley's website.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

6. 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.
7. 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).
8. 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.
9. 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
10. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. An application, under 61 of the Act, for prior consent to the works, can be made to the Council's Environmental Services.

11. The applicant's attention is drawn to the comments provided by Thames Water in a response dated 13/02/2017. Reference is made within the comments of the need to approach Thames Water for a pre-development enquiry.
12. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover
13. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
14. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
15. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be

available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

16. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
17. Ground investigations of an adjoining site suggest that infiltration SUDs is highly unlikely for the site. For this reason and also adoption and maintenance reasons, infiltration has been discounted for the site. The applicant has proposed to restrict flows from the site to less than the pre-development brownfield runoff rates. The applicant has stated that due to reasons regarding adoption and maintenance of the surface water drainage network, they are not able to fully implement SUDs to limit flows to green field runoff rates. Attenuation has been provided by means of oversize tank sewers for adoption by Thames Water.
18. The applicant's attention is drawn to the comments provided by Surrey Police dated 0/02/2017, which advise that the development should achieve a Secured by Design (SbD) award.
19. The application is required to obtain a European Protected Species (EPS) licence from Natural England following receipt of planning permission and prior to the commencement of any works.
20. A precautionary approach to demolition works should be undertaken for all houses where an active bat roost was not identified. Works affecting the roof and tiles should be done by hand, and the works should be timed to avoid the hibernation season (November to February inclusive). If a bat is seen, work should cease immediately and advice sought from Natural England or a qualified specialist.
21. The following containers will be required for each of the 33 houses. To be presented for collection on the appropriate day:
 - 1 x 140 litre black refuse bin.
 - 1 x 240 litre blue recycling bin.
 - 1 x 240 litre brown garden waste bin (Optional subscription service)
 - 1 x 23 litre food waste green kerbside caddy.

The 4 apartment could also utilise individual refuse and recycling collections using bins identified to the flat number. Each flat will require the following:

1 x 140 litre black refuse bin.

1 x 240 litre blue recycling bin.

1 x 23 litre food waste green kerbside caddy.