

B1 WA/2017/1250  
I Humble  
27/06/2017

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2015/2261 for the erection of 55 dwellings (including 22 affordable) associated landscaping and open space, children's play area and private drainage system (as amplified by ecological information received 21/08/2017 and amended by plans received 16/10/2017) at Land West Of Sweeters Copse, Loxwood Road, Alfold

Committee: Joint Planning Committee  
Meeting Date: 15/11/2017

Public Notice: Was Public Notice required and posted: Yes  
Grid Reference: E: 504085 N: 134586

Parish: Alfold  
Ward: Alfold, Cranleigh Rural and Ellens Green  
Case Officer: Rebecca Clarke  
Expiry Date: 25/09/2017  
Time Extended Date: 17/11/2017  
Neighbour Notification Expiry Date: 25/08/2017  
Neighbour Notification Amended Expiry Date: 30/10/2017

#### RECOMMENDATION A

That, subject to consideration of the views of the Lead Local Flood Authority, conditions and a S106 Agreement to secure a deed of variation to the original legal agreement to amend the affordable housing mix and education contributions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED

#### RECOMMENDATION B

That, in the event that a deed of variation to the original legal agreement to amend the affordable housing mix and education contributions is not completed within 6 months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED

## CONTENTS

Introduction .....	4
Location Plan .....	4
Site Description .....	4
Background.....	5
Proposal.....	7
1. Layout.....	7
2. Scale.....	8
3. Appearance .....	8
4. Landscaping .....	9
Proposed Site Plan .....	10
Elevations (selection; not all dwelling types).....	11
Relevant Planning History.....	16
Planning Policy Constraints .....	16
Development Plan Policies and Proposals .....	16
Consultations and Parish Council Comments.....	18
Representations.....	24
Determining Issues .....	25
Planning Considerations .....	25
Principle of development.....	25
Design/Impact on visual amenity .....	26
<input type="checkbox"/> Layout .....	26
<input type="checkbox"/> Scale .....	27
<input type="checkbox"/> Landscaping and appearance.....	28
<input type="checkbox"/> Conclusion .....	29
<input type="checkbox"/> Layout .....	29
<input type="checkbox"/> Scale .....	30

□ Landscaping and appearance.....	30
□ Conclusion .....	30
Housing Mix and affordable housing.....	31
Standard of accommodation .....	33
□ Layout .....	33
□ Scale .....	33
□ Conclusion .....	34
Provision of amenity and play space .....	34
□ Layout .....	35
Waste and recycling.....	35
□ Layout .....	35
Flooding and drainage implications of reserved matters .....	35
Highway safety.....	37
Climate change and sustainability .....	39
Health and Wellbeing.....	39
Biodiversity and compliance with Habitat Regulations 2010.....	40
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications .....	41
Environmental Impact Regulations 2017 .....	41
Response to Third Party comments.....	41
Conditions on WA/2015/2261 .....	42
Pre Commencement Conditions .....	43
Development Management Procedure Order 2015 - Working in a positive/proactive manner .....	43
Conclusion .....	44
Recommendations .....	45
Recommendation A .....	45
Recommendation B .....	52

## Introduction

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

## Location Plan



## Site Description

The site measures 2.78 hectares and is located to the south of the rural settlement of Alfold Crossways. The site extends eastwards from Loxwood Road, over an open arable field, and adjoins the southern boundary of a residential curtilage serving 'Mercedes'.

Open arable fields are located to the south east of the site and a nursery school is located to the south of the site, fronting Loxwood Road. An existing water course is located to the west of the site, between the site boundary and Loxwood Road.

Access to the site is off Loxwood Road. The site is generally flat, although there is some undulation.

## Background

Section 92 of the Town and Country Planning Act 1990 defines “Outline Planning Permission” as planning permission granted with the reservation for subsequent approval by the Local Planning Authority of matters not particularised in the application (“reserved matters”).

Part 1 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “Reserved Matters” as access, appearance, landscaping, layout and scale. Outline permission was granted on 15/04/2016 under reference WA/2015/2261 for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children’s play area and private drainage system together with associated works. All matters were reserved except for access.

The permission was subject to a Section 106 Agreement that secured the following:

- Delivery of off-site highway improvement works
- Provision of 22 on-site affordable units
- Works to not commence until the Section 16 Applications and Section 38 Applications have been granted in relation to the common land.
  
- The submission of the following documents:
  - o Affordable Housing Plan
  - o Management Plan
  
- The following contributions:
  - o £37,018 towards Early Years education
  - o £188,760 towards Primary education
  - o £20,000 towards upgrading bus stop infrastructure on Loxwood Road and at the Alfold Crossways
  - o £5,000 towards improvements to Public Byway 407 and Public Bridleway 413 in Alfold
  - o £35,000 towards speed reduction measures on Loxwood Road between the Alfold Crossways junction and the County boundary.

The current application seeks the following “reserved matters” for approval: appearance, landscaping, layout and scale.

A definition for each of the reserved matters is contained within the Town and Country Planning (Development Management Procedure) (England) Order 2015 where it states:

- “scale” means the height, width and length of each building proposed within the development in relation to its surroundings;
- “appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
- “landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes –
  - (a) screening by fences, walls or other means;
  - (b) the planting of trees, hedges, shrubs or grass;
  - (c) the formation of banks, terraces or other earthworks;
  - (d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art; and
  - (e) the provision of other amenity features.
- “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Whilst the above matters were “reserved” for further approval under the outline permission, the principle of the development has been approved and established. This matter is not, therefore, before the Committee for consideration under the current application.

In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the outline planning permission (Ref: WA/2015/2261) was granted. Since the granting of the outline planning permission on 15 April 2015, the Development Plan remains as the Local Plan 2002 and the NPPF 2012 remains in force.

The Council is currently in the process of replacing the adopted 2002 Local Plan with a new two part document. At the examination in June/July 2017 the Inspector indicated that modifications will need to be made to the Plan for it to be found sound and invited the Council to submit a list of these proposed modifications. The Council’s Executive Committee has endorsed the

modifications to be submitted to the Inspector and the public consultation has now closed. 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.

Members should note that, if the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission, including the attached Section 106 Agreement to that permission. Planning conditions imposed on the outline planning permission will remain in force and would not, therefore, be repeated on any reserved matters approval.

### Proposal

This application comprises the information which was reserved for future consideration (reserved matters) by way of planning Condition 1 imposed on outline permission WA/2015/2261. The reserved matters were layout, scale, appearance and landscaping. It is these matters which are now before the Committee for consideration.

The outline planning permission established the principle of the development and the means of access. A new vehicular and pedestrian access was agreed from Loxwood Road.

The outline application proposed the erection of up to 55 dwellings which included 40% affordable dwellings. The current application relates to 55 dwellings. The proposal would also include two areas of public open space, one of which would feature a children's play area.

The outline application also included the provision of on-site foul and surface water drainage features. The scheme has been amended at the current Reserved Matters stage to include connection with the mains sewer. An underground Calor gas storage area would be provided on site in place of the area previously proposed for waste water treatment works.

### 1. Layout

The submitted plans show 55 dwellings spread across the site with a central spine road. The dwellings would generally follow a perimeter block approach with the dwellings facing onto the internal street network.

The site would be accessed from Loxwood Road. This would provide for vehicular and pedestrian access, and there would be an additional pedestrian footpath in the north west corner of the site.

Parking within the site would comprise a mixture of on-site and off-site spaces. A number of the dwellings would benefit from garages.

The proposal would include areas of public open space, including a Locally Equipped Area of Play (LEAP) to the north east of the site and an area located centrally within the site.

## 2. Scale

The submitted plans show that the proposed dwellings would be two storeys in height, with single storey elements such as garaging, porches and rear projections. For units 49 – 51, comprising three flats, there would be accommodation in the roof. The overall heights of the dwellings would range from 8.5m to 9.7m.

The dwellings would comprise a mixture of detached, semi-detached, terraced and apartment buildings. The proposed density would be 19.8 dwellings per hectare.

The dwellings would include a mixture of 1, 2, 3 and 4 bedroom units. A total of 120 parking spaces are proposed to serve the dwellings including visitor spaces (this comprises both garage spaces, driveway parking and bay/court parking).

The housing mix proposed is as follows:

Market housing (60%)		Affordable housing (40%)	
1 bed	2	1 bed	6
2 bed	13	2 bed	10
3 bed	9	3 bed	6
4 bed	9	4 bed	0
Total	33	Total	22

## 3. Appearance

The proposal includes a variety of building styles with different roof forms, footprints and materials, as shown within the elevation drawings included within the report below.



The proposed materials would include a mix of facing brickwork, render and tile hanging on the elevations of dwellings and roof tiles.

Features on the buildings would include dormer windows, porch canopies, bay windows and chimneys. The dwellings would feature pitched roofs, with some having flat roof rear projections.

#### 4. Landscaping

The layout plan shows that the majority of the boundary tree cover will be retained. A tree would be lost through the creation of the approved new access, and there will be a small number of trees which would be removed because of their poor condition or small size. These are all considered to be of low quality. No high quality trees are proposed to be removed.

Landscaping plans have been submitted which show that the public open space would be seeded with meadow mixture grass. The proposed LEAP would be grassed and there would be amenity planting to the front of the dwellings. Areas to the west and north west of the site would be seeded with a meadow mixture for wetlands.

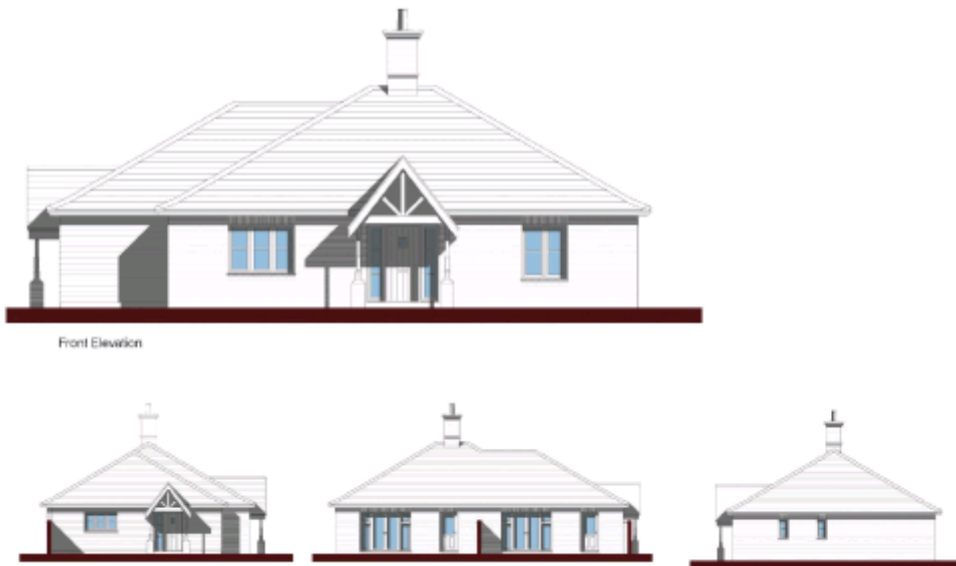
The hardstanding areas would include tarmac to roads and pavements, and a mixture of buff and brindle coloured concrete block paving for the driveways. A mixture of 1.8m close board fencing and 2m brick screen walls would be utilised throughout the site for boundary treatment around and between units. The close board fencing would largely be used to demarcate the private amenity spaces to the rear of the units, with walls used to demarcate boundaries adjacent to the roads and public open space.

# Proposed Site Plan

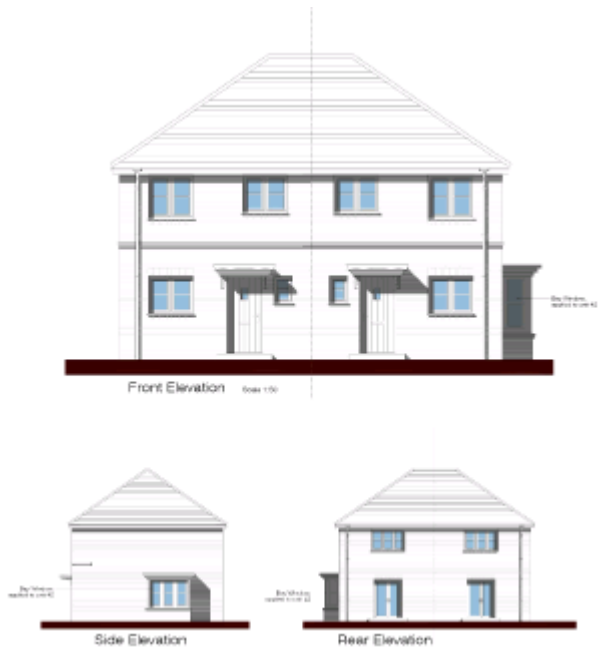


Elevations (selection; not all dwelling types)

Bungalow – units 23 & 24 (1 bed)



House Type 3 – units 6, 7, 42, 43 & 47 (2 bed, semi-detached or mid-terrace)



House Type 6 – units 19 & 20 (2 bed, semi-detached)



House Type 9 – unit 34 and 1 (handed) (3 bed, detached)



House Type 11 – units 25 & 37 and 41 (handed) (3 bed, detached)



House Type 12 – units 26 & 32 and 31 & 55 (handed) (4 bed, detached)



House Type 13 – units 27 & 36 and 35 (handed) (4 bed, detached)



Flatted units – units 9 – 12 (1 bed apartment)



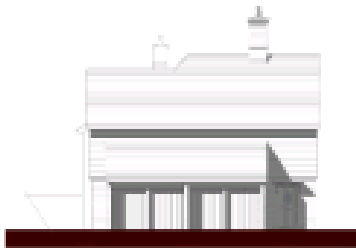
Units 13 – 16 (2 bed apartments & 2 bed units, terraced)



front and north elevation of units 13 to 16



side and south elevation of units 13 to 16



side and west elevations of units 13 to 16



rear and south elevations of units 13 & 16

Flatted units – units 49 – 51



Front Elevation



Side Elevation



Rear Elevation

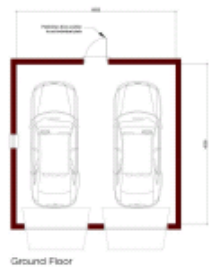


Side Elevation

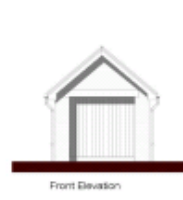
Garages



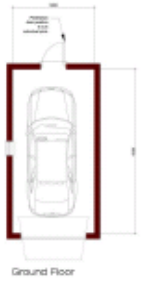
Front Elevation



Ground Floor



Front Elevation



Ground Floor



Side Elevation

Rear Elevation

Side Elevation



Side Elevation

Rear Elevation

Side Elevation

## Relevant Planning History

WA/2015/2261	Outline application with all matters reserved except access for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children's play area and private drainage system together with associated works.	Full Permission 15/04/2016
SO/2015/0009	Request for Screening Opinion for a development of up to 130 dwellings with associated community facilities, open space and access.	EIA not required 29/10/2015
WA/2014/2413	Outline application with all matters reserved except access for the erection of up to 120 dwellings with associated shop (Class A1) and café (Class A3); provision of common land, surface and foul water treatment works; highway works and associated works; this application is accompanied by an Environmental Statement (as amplified by additional information received 06.03.2015, 17.03.2015, 30.03.2015, 28.05.2015 and 29.05.2015)	Refused 29/06/2015 Appeal Withdrawn 15/04/2016

## Planning Policy Constraints

Countryside beyond Green Belt – outside of any settlement area  
Section 106 Agreement – in connection with outline permission  
Ancient Woodland 500m Buffer Zone  
Common Land

## Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

- D1 Environmental Implications of Development
- D2 Compatibility of Uses
- D3 Resources
- D4 Design and Layout



D5	Nature Conservation
D6	Tree Controls
D7	Tree, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
D13	Essential Infrastructure
D14	Planning Benefits
C2	Countryside beyond the Green Belt
HE15	Unidentified Archaeological Sites
H4	Density and Size of Dwellings
H10	Amenity and Play Space
RD9	Agricultural Lane
M1	The Location of Development
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M14	Car Parking Standards

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

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Strategy
ALH1	The Amount and Location of Housing
ST1	Sustainable Transport
ICS1	Infrastructure and Community Facilities
AHN1	Affordable Housing on Development Sites
AHN3	Housing Types and Size
RE1	Countryside beyond the Green Belt
TD1	Townscape and Design
NE1	Biodiversity and Geological Conservation
NE2	Green and Blue Infrastructure
CC1	Climate Change
CC2	Sustainable Construction
CC3	Renewable Energy Development
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 27<sup>th</sup> June and 6<sup>th</sup> 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)
- Open Space, Sport and Recreation (PPG17) Study 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)
- Surrey Design Guide (2002)
- Alfold Initiative (1999)

#### Consultations and Parish Council Comments

County Highway Authority	<p>No objection, subject to recommended conditions and informatives.</p> <p>The County Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed in the outline planning application.</p>
Alfold Parish Council	<p><u>Comments dated 29/08/2017</u></p> <p>The Parish Council objects to the proposal and makes the following comments:</p>

The design gives the impression of an urban development, not consistent with a development within a rural village.

The submitted Design and Access Statement frequently refers to Cranleigh and the Cranleigh Design Statement. There is no mention of the Alfold Housing Rural Initiative. The proposal does not comply with Policy D4.

Whilst the Parish Council notes that the design is similar to that of the applicant's scheme at Amlets Lane, it is not suitable for a country village.

The Parish Council feel that the applicant is missing an opportunity to satisfy the national demand. This is an opportunity to design a rural village settlement with a soft impact on the surrounding village. The scheme proposes street scenes with rows of houses.

In terms of the design, the Parish Council consider the following:

- Not only are the houses of an urban style, they are bland and, in particular, it is inappropriate to have 2.5 storeys for apartments in a rural village.
- There are no bungalows, which are sought after in the village.
- Although the parking provisions meet the required minimum, they're inadequate in the circumstances. It is inevitable with the development being in an area with very limited public transport, that there will be a strong demand by each of the households for two or more vehicles. The Parish Council notes the provision of 22 garages which are incorporated into the parking numbers, but in reality the garages are more likely to be used for

storage as there is little provision for storage in the dwellings. The Parish Council would challenge the width of the estate road as it is inevitable that parking will take place which will restrict use of the road.

- Street lighting would have an additional urbanising effect which clashes with the wishes of the village for no street lighting (Rural Initiative). The consequence of installing lighting in one particular area will exacerbate darkness of the unlit areas.
- Although there is provision for a play area, it is located at the edge of the development. Modern society wants children to play outside but in view of the houses. It would be sensible and more in keeping with the 'village hamlet' to have amenity and play areas as a central feature.
- The Parish Council notes that there is a proposal for a management company. This must be set up in a way as to ensure that it continues to exist in the future. The Parish Council notes the temporary bin area. It is presumed that this is for the flats only and there would be sufficient regulations to ensure it is not used permanently.
- Concern is raised by the village as to the generation of noise from the development.

Comments dated 30/10/2017 following receipt of amended plans

The Parish Council accepts that there has been some attempt to meet their original concerns, but there are still outstanding points of concern. As such, the Parish Council maintain their objection to the application.

	<p>The points of concern raised are:</p> <ul style="list-style-type: none"> <li>• Although the height of 2.5 storeys has been removed, the design remains bland and too crowded resulting in an urban style more than that of a village.</li> <li>• The Parish Council accepts bungalows have been introduced, but would prefer there to be more.</li> <li>• Parking remains inadequate.</li> <li>• The amenity area should be larger, together with a less dense development.</li> <li>• The Parish Council would like to see ongoing maintenance secured by a planning condition or agreement.</li> <li>• The outline permission was for up to 55 houses. Although the developer may wish to maximise profit, it may be necessary to reduce the built form to achieve a design more in keeping with a rural village.</li> <li>• Disposal of surface water.</li> </ul>
Environment Agency	<p>The Environment Agency is unable to provide comments owing to increased workload prioritisation. However, the Environment Agency would advise that they are not a statutory consultee for Reserved Matters applications and would refer to their advice provided to the outline application.</p> <p>The Environment Agency advises that the applicant should make contact with them regarding whether environmental permit is required.</p>
Natural England	<p>No objection</p> <p><u>Comments dated 21/10/2017 following receipt of amended plans</u></p> <p>No objection – the additional information received in connection with the application is unlikely to have significantly different impacts on the natural environment than the original</p>

	proposal.
Surrey Wildlife Trust	No objection, subject to a recommended condition securing the submission and agreement of an Ecological Mitigation, Compensation and Enhancement Plan.
Thames Water	<p><u>Comments dated 27/07/2017</u></p> <p>With regard to waste, the Reserved Matters documents do not affect Thames Water. An impact study is currently in progress to determine whether the development would have a detriment on the existing catchment.</p> <p>With regard to water infrastructure capacity, the Reserved Matters application does not affect Thames Water and, as such, Thames Water has no comments to make.</p> <p><u>Comments dated 27/10/2017</u></p> <p>Thames Water has reviewed the reserved matters application and has no comments to make with regard to water capacity and no additional comments to make with regard to waste capacity.</p>
County Archaeologist	<p>No objection – however, the County Archaeologist would remind the Applicants that there is still a requirement for a programme of archaeological excavation and recording in advance of development on two areas of the site.</p> <p>A previous evaluation of the site carried out at the behest of the previous landowners in 2016 has revealed evidence of probable occupation of Early Roman date within an area in the west of the site as well as evidence of medieval activity to the east. The remains are of local significance and the County Archaeologist advises that preservation by record (excavation) is the suitable mitigation response in this case. This has resulted in the identification of two areas of the site where</p>

	<p>further detailed archaeological excavation and recording are required. It is understood that the applicants have commissioned Thames Valley Archaeological Services to carry out this work and should therefore be submitting a Written Scheme of Investigation shortly. In the meantime the archaeological condition previously recommended should remain in place to ensure that the archaeological work is carried out in accordance with the Written Scheme.</p>
County Rights of Way Officer	None received.
Forestry Commission	No objection – the Forestry Commission refers to Standing Advice.
Lead Local Flood Authority	Not yet received – to be reported orally.
Police Architectural Liaison Officer	None received.
NHS	None received.
Guildford & Waverley Clinical	None received.
Scottish and Southern Energy	None received.
Council's Waste & Recycling Co-ordinator	<p>Storage on each of the 46 houses will be required for the following containers:</p> <p>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> <p>Flats Plots 9-15</p> <p>1 x 1100 litre black flat lidded 4 wheeled refuse bin.  4 x 240 litre blue recycling bins  1 x 140litre communal food waste bin.</p> <p>Plots 16-17 Flats</p> <p>Since there is room adjacent and to the rear of these properties for storage, the following individual refuse and recycling facilities for each dwelling is recommended:</p> <p>1 x 140 litre black refuse bin  1 x 140 litre blue recycling bin  1 x 23 litre food waste green kerbside caddy.</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 04/08/2017, a site notice was displayed at the site on 03/08/2017 and neighbour notification letters were sent on 19/07/2017.

8 letters have been received raising objection on the following grounds:

- The design is not in keeping with other properties in the area.
- 2.5 storey buildings are not acceptable.
- There are no bungalows in the proposal.
- Street lights are unacceptable.
- The traffic calming measures will increase noise for the occupiers of Willowslea.
- There is no evidence that rumble strips impact road safety positively.
- Water run off.
- Works have started on the proposed development (5<sup>th</sup> October).
- The developer has not engaged with the community in the design of the development.
- The children’s play area does not appear on the plans.
- There are no plans to plant further trees along the boundary of the site – this was conveyed as not being a problem at the public consultation meeting. Planting trees along the boundary would enhance the overall landscape effect and act as a natural screen, reducing noise.

Neighbours were re-notified following the submission of amended plans, and the following additional comments from 3 further letters of representation were received:

- The revised plans do not address the fundamental problems of design.
- There is an inconsistency with the floor spaces of flats.
- The amended plans have removed plot 5.
- The waste water treatment works have been removed and replaced with underground Calor gas storage. Query what is happening with waste water.
- The lack of any planning for waste water is unacceptable.
- The affordable homes are all located in the south west/east corner.
- The floorplans show some study rooms, which could be extra bedrooms.
- Query whether some of the units with ground floor extensions be able to get planning permission for first floor level.
- Query regarding why the bungalows are 1 bedroom only.



- The design is still ugly and not in keeping with a rural village.
- A huge amount of revisions have been received. A summary plan would be useful.

### Determining Issues

Principle of development

Design/Impact on visual amenity

Impact on residential amenity

Housing Mix and affordable housing

Standard of accommodation

Provision of amenity space and play space

Flooding and drainage implications of reserved matters

Highways considerations

Infrastructure contributions

Climate change and sustainability

Health and wellbeing

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)

Response to Third Party comments

Conditions on WA/2015/2261

Pre Commencement Conditions

Working in a positive/proactive manner

### Planning Considerations

#### Principle of development

Outline permission with all matters reserved except access, was granted under WA/2015/2261 on 15/04/2016 for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children's play area and private drainage system together with associated works. The principle of development has therefore already been established and only the reserved matters are to be considered in the assessment of this application.

The matters which have been reserved for consideration are:

- Layout
- Scale
- Appearance
- Landscaping

The report will consider the reserved matters in turn, in addition to any other relevant considerations.

As stated, the principle of the development has already been established through the outline permission; however, it is considered that the approach is nevertheless consistent with the emerging Local Plan.

#### Design/Impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have a 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 Alfold Rural Initiative (1999) sets out that the design and layout of any additional dwellings is to be in keeping with the village. Retaining the rural character of the area is set out to be of great importance.

- Layout

The proposal would create a residential development with buildings facing onto the proposed road network, which would encourage natural surveillance. Properties would have private rear gardens of a good size that would serve future occupants. Areas of communal space would be provided to serve the flatted units.

The affordable units would be spread out over two different areas. The spread across two different clusters is considered acceptable.

The proposed development, both market and affordable units, would incorporate a range of dwelling designs and types, which would be located throughout the scheme. As such, it is considered that there would be variety

to the streetscene. Parking would comprise a mixture of on-street and off-street spaces. However, officers are satisfied that the areas of on-street parking would not dominate the streetscene and the provision of off-street parking within plots, generally to the side of dwellings, would be appropriate.

The incorporation of a central area of open public space would help soften the impact of the proposed built form. The use of soft landscaping within the site, and along the site boundaries would also be a positive feature in this regard.

The proposed Locally Equipped Area of Play (LEAP) would be located in the north east corner of the site and would be appropriately positioned near to dwellings which would afford a good degree of overlooking and natural surveillance. The LEAP would be easily accessible by footpath to encourage use by future occupiers of the site.

There would be a pedestrian access into the site from the main vehicular access and further pedestrian access in the north west corner.

With regard to lighting, there would be no street lighting as part of the scheme. Under Condition 14 of the outline planning permission, external lights would be provided on individual dwellings and flats. Whilst street lighting is not a feature in the village, individual lighting to serve properties is and, as such, it is therefore considered acceptable.

The Council's Tree Officer has confirmed that the concept of inward facing rear amenity areas and the provision of a central open space would, from a tree perspective, be the best option for a greenfield development. This would leave boundary hedgerows and trees to continue their landscape/biodiversity function unfettered from desires of future occupants to potentially remove/manage trees.

Officers consider that the proposed development incorporates a good layout which would respect the character of the area and allow for a safe and attractive living environment.

- Scale

The proposal is for 55 dwellings. The height of the majority of the proposed dwellings would be two storey. However, the proposal would provide for two bungalows and one of the apartment blocks, comprising units 49 – 51 would feature accommodation in the roof. The height of the individual dwellings varies, with a variety of roof forms utilised.

Whilst some of the varied roof types do include larger dwellings with higher and more bulky roofs, the larger dwellings are dispersed around the site. As such, the scale of these dwellings would not appear out of character with the proposed development as a whole.

The focus upon two storey dwellings, with some bungalows fronting Loxwood Road, is considered to not be out of keeping with the area as there is a mixture of two and single storey dwellings along Loxwood Road.

There would be three blocks of flats on the site. Each of these would contain relatively low numbers of flats, with the maximum being units 9 – 12 (4 in total). The other two flat blocks would contain 2 (units 13 – 14) and 3 (units 49 – 51). Although blocks of flats are not characteristic of Alfold, these are considered to be of an acceptable size and scale which would not result in any material detrimental visual harm.

A mixture of single and double garages would be provided on site to serve some of the proposed dwellings. It is considered that the proposed garage buildings would appear proportionate in scale to the dwellings they serve.

- Landscaping and appearance

The proposed development would incorporate a range of dwelling designs which would be sited throughout the scheme. This would help in providing variety to the street scenes. The design of dwellings would include detailing such as chimneys, bay windows, porch canopies, gable features and hipped roof forms. The proposed dwellings would additionally feature a variety of materials, including tile hanging, render and red brickwork. Officers consider that the varied appearance would add visual interest to the scheme as a whole.

It is acknowledged that the use of appropriate materials would be of great importance. As such, a condition is recommended to require samples of materials. This would enable control over the quality and detail of the proposed materials.

The scheme would include the incorporation of planting around the site, which officers consider would soften the visual appearance of the scheme and create a buffer to the open countryside. Whilst the scheme would include areas of hardstanding, these are sensitively positioned within the site and are broken up through the use of soft landscaping. The hard surfacing materials would be varied throughout the site.

The Council's Tree Officer has commented that the extent of tree planting proposed would be proportionate to space within the provided layout. However, some of the species proposed are considered to be inappropriate. As such, officers consider that it would be reasonable to secure a revised specification by means of planning condition.

- Conclusion

The proposed development is considered to be of an acceptable scale and layout, and an appropriate landscape specification could be achieved on site. As such, officers are of the opinion that it would be acceptable in visual amenity and design terms.

#### 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. Policy D4 of the Local Plan outlines the Council's overarching guidance regarding the design and layout of development, and states that development should not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts.

The nearest existing residential dwellings to the proposed development are those located on the opposite of Loxwood Road, to the west of the site, and those to the north of the site, notably 'Mercedes' which is located adjacent to the northern site boundary.

- Layout

The proposed dwellings to the east of the site would be set back from Loxwood Road, such that there would be sufficient separation distances between the proposed dwellings and existing dwellings on the opposite side of the road. Officers are satisfied that the proposal would not impact on these neighbouring properties in relation to loss of light, loss of privacy or overbearing impact.

The proposed dwellings to the north of the site would be set at an angle to the neighbouring property 'Mercedes' and, as such, would not appear materially overbearing or result in any loss of light or privacy.

In both instances, the proposed layout would include landscaping along the site boundaries such to minimise any impact to neighbouring amenity.

- Scale

It is considered that the scale of the buildings, whilst also having regard to the proposed layout, would not result in any material detrimental harm to neighbouring dwellings by means of overbearing form or loss of light.

- Landscaping and appearance

Given the juxtaposition of the proposed dwellings to neighbouring dwellings, along with the separation distances, it is considered that there would be no direct overlooking afforded to neighbouring properties. It is acknowledged that windows in the rear elevations of units proposed to the north of the site would face the shared boundary with the existing neighbouring property 'Mercedes'. This existing property benefits from a very long garden. The proposed windows would face onto the lower end of the garden serving this property, not the amenity area immediately adjacent to this property which is considered to be the most utilised space. Furthermore, landscaping along the northern site boundary would minimise any views.

The Council's Tree Officer has commented that the relationship between the built form of plot 30 and the mature tree line on the northern boundary may result in future pressure to lop or fell trees. Whilst noting this, officers consider that there would be no resultant material harm to neighbouring amenity in this instance owing to the juxtaposition of built form. Further, replacement planting would be possible in order to maintain privacy of occupiers.

Overall, officers are satisfied that there would be no material adverse impact to neighbouring amenity by means of a loss of privacy.

- Conclusion

It is considered that the development would provide sufficient separation to existing neighbouring dwellings to avoid any materially adverse impacts by way of overbearing for, loss of light or loss of privacy.

## Housing Mix and affordable housing

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 mix of housing proposed was not specified at the outline stage; however, it was considered that an appropriate mix could be put forward. The proposed mix of units, as set out within the current reserved matters scheme, is as follows:

Number of bedrooms	Number of units	% mix	SHMA
1	8	14.5%	10%
2	23	41.8%	30%
3	15	27.3%	40%
4	9	16.4%	20%
Total	55	100%	100%

This would be broken down as follows:

#### Market Units

Number of bedrooms	Number of units	% mix
1	2	6%
2	13	39.4%
3	9	27.3%
4	9	27.3%
Total	33	100%

#### Affordable Units

Number of bedrooms	Number of units	% mix
1	6	27.3%
2	10	45.4%
3	6	27.3%
4	0	0%
Total	22	100%

Having regard to the proposed housing mix, officers are satisfied that the proposed development would provide for an acceptable mix to meet the requirements of the Borough. Further, the proposed development would accord with the criteria set out in Policy H4 of the Local Plan.

The Section 106 agreement signed at the time of the outline permission secured the provision of 40% affordable housing, which was set out to be provided in accordance with the following bed size and tenure mix, or as otherwise agreed in writing:

Unit type	No. of Affordable Rented Units	No. of Shared Ownership Units	Total
1 bed	6 flats	0	6
2 bed	3 houses	3 flats 4 houses	10
3 bed	2 houses	4 houses	6
<b>Total</b>	11 (or 50% of the total number of Affordable Housing Units)	11 (or 50% of the total number of Affordable Housing Units)	22 (or 40% of the total number of Dwellings)

The current proposed scheme would differ from that set out above in the Section 106 Agreement and would be as follows:



Unit Type	No. of Affordable Rented Units	No. of Shared Ownership Units	Total
1 bed	6 flats	0	6
2 bed	1 flat 2 houses	2 flats 5 houses	10
3 bed	2 houses	4 houses	6
Total	11 (or 50% of the total number of Affordable Housing Units)	11 (or 50% of the total number of Affordable Housing Units)	22 (or 40% of the total number of Dwellings)

The current proposal would still maintain a 50:50 mix of affordable rented units and shared ownership units. However, the proposed change would result in one more 2 bed flat/ one less 2 bed house for rent and one less two bed flat/ one more two bed house for shared ownership. This amendment has been proposed in order to remove mixed tenure blocks of rent and shared ownership, to assist with housing management and the splitting of service charges. The Council's Housing Strategy and Enabling Officer has reviewed the proposed scheme and is supportive of the amendment.

This amendment would be secured by way of a deed of variation to the S106 Agreement.

#### Standard of accommodation

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.

- Layout

The proposed layout is considered to provide sufficient distances between the proposed dwellings such that a good level of light and outlook would be achieved for each dwelling. A minimum of 20m separation distance between facing elevations would be achieved. In the majority of cases, this would be over 21m which is set out as guidance in the Council's Residential Extensions SPD.

- Scale

The Government's policy on the setting of technical standards for new dwellings is set out in the Ministerial Statement of 25<sup>th</sup> 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; these take effect from 1<sup>st</sup> October 2015. 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.

The Council does not have a current Local Plan Policy that allows it to require compliance with these standards. Nevertheless, the standards provide useful guidance which assists in the assessment of new development.

	Size of units (m <sup>2</sup> )	Technical Standard (m <sup>2</sup> )
1 bed flat	43.6 – 61.9	50
2 bed flat	73.4 – 73.8	61
1 bed house	68.8 – 73.1	50
2 bed house	69.2 – 89.5	70
3 bed house	89.5 – 147.6	84
4 bed house	163.6 – 172.5	97

Whilst a small number (8 in total) of the proposed dwellings would not meet the minimum gross internal floor area; taking into consideration the lack of a Local Plan Policy requiring this and the degree of discrepancy, this is not considered sufficient reason to warrant refusal as the proposed scheme is considered to provide an overall adequate standard of accommodation for future residents.

- Conclusion

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents.

Provision of amenity and play 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.

- Layout

The proposed layout shows that all of the proposed houses would have an area of private outdoor amenity space. In addition, the proposed flats would also be served by communal areas of outdoor amenity space.

The proposed LEAP would be positioned so that there would be natural surveillance from dwellings that would directly face the play area. This is considered to be appropriate and expected to ensure that the play area is safe and incorporated within the design of the development. Overall, officers consider that the proposed open space and play space would be acceptable.

#### Waste and recycling

- Layout

Waste and recycling is proposed for each dwelling within private gardens. For the blocks of flats, communal refuse stores would be provided. Such stores would be easily accessible from respective flat entrances. Officers are satisfied that the proposed layout could accommodate a refuse vehicle.

Overall, officers are satisfied that appropriate waste and recycling provision could be achieved.

#### Flooding and drainage implications of reserved matters

The application is a 'reserved matters' application where landscaping, scale, design and appearance are for determination. The matter of flood risk and drainage was considered under the outline permission WA/2015/2261. The principle of the acceptability of the proposal in terms of drainage and flood risk was accepted in the outline permission. A number of conditions were included in the permission in this respect, following consultation with relevant statutory bodies.

It is recognised that concern has been raised by local residents regarding surface water run off at the site. Whilst this is acknowledged by officers, the issue of flooding and drainage was considered and accepted at the outline stage and cannot be reasonably revisited as a matter for this reserved matters

application. The flooding and drainage detail on the Outline Permission were properly and fully assessed at that stage by the statutory consultees, and it was concluded that a suitable drainage scheme could be achieved and that flood risk would not be increased.

At the time of the outline application, the illustrative layout plan indicated an on-site zone for waste water treatment works. The current reserved matters application sets out that the scheme would no longer involve an on-site treatment works. The scheme would involve a connection to the existing foul sewer network via a public manhole located in the grounds of a neighbouring property of the site (to the north). In terms of storm water drainage, the scheme would involve the discharge of surface water from the site to an existing ditch at the existing greenfield rate. Surface water from roofs and vehicular surfaces would be routed via 3 areas of porous paving into the west pond. The west pond would be linked by a pipe to the north pond to enable the ponds to act as one large storage structure.

Four conditions (conditions 9, 10, 11 and 22) were imposed on the outline permission with regard to the drainage strategy for the development; protection and maintenance of the Sustainable Drainage System; and details of foul water drainage. All conditions are pre-commencement conditions.

The Lead Local Flood Authority was consulted on details submitted by the applicant to discharge Conditions 10 and 11. The documents submitted included a Flood Risk Assessment (July 2017), Site Drainage Plan, and Storm Water Drainage Management and Maintenance Statement (July 2017). Confirmation was received from the Lead Local Flood Authority confirmed in July 2017 that the submitted information was sufficient pursuant to Conditions 10 and 11.

The Lead Local Flood Authority was also consulted in relation to Condition 9. In connection with this condition, the applicant submitted a Groundwater Monitoring Report, Groundwater Vulnerability Map, Soil Report, and Site Investigation Report. Confirmation was received from the Lead Local Flood Authority in August 2017 that the submitted information was sufficient pursuant to Condition 9.

Thames Water was consulted in relation to Condition 22. In connection with this condition, the applicant submitted an Indicative Foul Water Strategy drawing and site layout plan. Thames Water reviewed the documentation and confirmed that an impact study for the proposed development recommended that the proposal could be connected to the existing foul sewer network without the requirement for any off-site sewer reinforcement works. These findings are subject to there being no further developments in the area being

constructed prior to the current proposed development. Confirmation was received from Thames Water in September 2017 that the submitted information was sufficient pursuant to Condition 22.

As such, conditions 9, 10, 11 and 22 on the outline permission have been discharged. Officers are satisfied that the SuDS scheme for the proposed development layout has been carefully assessed against SuDS guidance and the requirements of the NPPF and would be acceptable to ensure that the proposed development would not result in flooding on or off site. Accordingly, this is not a matter that Members could reasonably consider as part of this Reserved Matters application.

### Highway safety

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. In considering developments that generate a significant number of movement, local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

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.

Officers note that a neighbouring occupier has raised an objection with regard to the incorporation of traffic calming measures. However, the impact of the proposed development on highway safety was considered at the outline stage and the package of highway safety measures agreed at that time were considered to assist in reducing/controlling vehicle speeds. The County Highway Authority raised no objection to the proposed development subject to securing such measures.

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 Parking Guidelines 2013 set out the following requirement:

Unit Type	Number of parking spaces
1 bed	1 space
2 bed	2 space
3+ bed	2.5 spaces

In order to comply with the Council's Parking Guidelines, a total of 113 spaces would need to be provided on site. A total of 120 spaces would be provided on the site, including the garages and visitor spaces. In light of this, it is considered that the level of car parking and the distribution of spaces would be acceptable.

#### Infrastructure contributions

Policy D13 of the Local Plan states that "development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements". Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Pursuant to the outline application, a Section 106 Agreement was completed securing infrastructure contributions towards the following:

- Early Years education
- Primary education
- Highway improvements

In assessing the outline application, the above contributions were found to be justified and to meet the tests of the CIL Regulations.

However, as the proposed housing mix has been confirmed under the current Reserved Matters application, this would generate a change to the education contributions sought, as the contribution sought at the outline application stage was based on an unknown mix.

The revised contributions would need to be subject of a Deed of Variation, such to amend the original legal agreement. Officers have consulted the School Commissioning Team at Surrey County Council in respect of this and the revised contributions are as follows:

- Early Years education - £37,018 (unchanged)
- Primary education - £148,812 (reduction of £39,948)

At the time of writing this report, a deed of variation has not been completed. However, subject to its completion, the proposal would satisfactorily mitigate its impact in respect of Planning Infrastructure.

As set out previously within this report, a Deed of Variation would also be required in connection with the proposed change to the affordable housing numbers. The remaining infrastructure contributions, however, would be unaltered and have been secured by the original legal agreement.

#### Climate change and sustainability

The Local Plan does not require this type of development to include renewable energy technologies. The lack of any policy backing in this regard, therefore, prevents conditions being added to require this. Nevertheless, it should be noted that the development would be required to meet Part L of the Building Regulations with regards to energy efficiency.

#### Health and Wellbeing

Local Planning Authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in

planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The Council sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey during the consideration of the outline planning application and officers have repeated that in respect of this reserved matters application. These bodies have not raised comment on the proposal and therefore no infrastructure is considered to be required in respect of health and well-being.

The provision of public open space, a LEAP and private outdoor amenity space for the dwellings is considered to be positive in terms of the health and well being of future residents. Further, the proposal would create additional recreational opportunities for existing residents surrounding the site.

Officers conclude that the proposed development would ensure that health and wellbeing, and health infrastructure have been suitably addressed in the application.

#### 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.'

The outline permission was accompanied by an Ecological Appraisal, including Species Survey Reports, undertaken by Complete Land Management LLP, dated November 2015. This report considered the impact of the proposed development on Amphibians, Reptiles, Birds, Badgers, Bats and Dormice. Surrey Wildlife Trust, at the time of the outline application, recommended that a condition be imposed to secure the undertaking of recommended actions stated within the Ecological Appraisal Report.



Since the outline planning permission, ecological walkovers were undertaken in 2016 and 2017. These concluded that there has been no change to site circumstances in ecological terms since the granting of outline planning permission under WA/2015/2261.

Surrey Wildlife Trust has been consulted on the reserved matters scheme and, subject to a recommended condition securing the submission and agreement of a Ecological Mitigation, Compensation and Enhancement Plan, raise no objection to the proposal. Officers consider that it would be reasonable to secure this information by means of planning condition.

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

There are no implications for this application.

#### Environmental Impact Regulations 2017

A request for Screening Opinion from the Council was requested by the Applicant on 16/10/2015. The proposed scheme was assessed in line with the EIA Regulations at that time (EIA Regulations 2011) and Government guidance and it was concluded that likely significant effects would not occur in EIA terms. It is therefore concluded that the proposed development does not constitute EIA development.

#### Response to Third Party comments

The objections received from third parties in respect of the application have been carefully considered in the assessment of the application. The majority of concerns which have been raised are matters which have been discussed within the report. These include design, height of buildings, provision of bungalows, highway safety, flooding and drainage, floor spaces and affordable units.

In response to concerns regarding the submission of future applications for extensions to dwellings, officers would advise that each application would be assessed on its own merits at that time. The concerns raised by the Parish Council regarding the use of garages are noted by officers and this is a matter which could be controlled by means of a planning condition.

In noting the comments regarding the provision of studies and their possible use as bedrooms, officers would advise that the size of these rooms would not meet the Technical Space Standard bedroom sizes. Officers have assessed

the proposal on the basis of the submitted plans and consider that an acceptable standard of accommodation would be provided.

Officers can confirm that the proposed LEAP is annotated on the submitted proposed block plan. Having regard to the Parish Council's comments regarding the level of surveillance for this area, officers are satisfied that the proposed layout would achieve an acceptable level of natural surveillance.

Officers are unable to comment on exchanges which have taken place between the developers and third parties in relation to the proposed tree planting, but would advise that the proposed landscaping is as shown on the submitted plans and is considered to be acceptable.

In relation to the comments that works have commenced on site, officers would advise that archaeological work took place on site pursuant to condition 12 of the outline permission. Officers are satisfied that works in relation to the proposed residential development have not commenced on site.

Officers note that the Parish Council has referred to street lighting, and would advise that there would be no street lighting provided. External lights would be provided for each dwelling and flat. With regard to the Parish Council's comments in relation to the provision of bungalows; whilst noting the Parish Council's preference for more bungalows, officers consider that the provision of 2 bungalows is a positive amendment to the proposed scheme.

#### Conditions on WA/2015/2261

Members are reminded that the conditions on the outline permission are still relevant and must be complied with by the applicant. As such, they do not need to be repeated for the current reserved matters application, should permission be granted.

A copy of the decision notice for WA/2015/2261 is attached at Appendix 1.

Details have been agreed in relation to the following conditions:

<b>No.</b>	<b>Nature of condition</b>	<b>Agreed</b>
1	Timeframe for Reserved Matters approval	N/A
2	Timeframe for development	N/A
3	Plan numbers	N/A
4	Parking/turning plan	Yes
5	Construction Transport Management Plan	No – details have been submitted and are being

		reviewed.
6	Bulk movement of earthworks	No – submission only triggered if works are necessary
7	Bicycle parking and pedestrian/cyclist routes	No – prior to occupation
8	Implementation of Travel Plan	N/A
9	Drainage strategy	Yes
10	Drainage strategy	Yes
11	SuDS protection and maintenance	Yes
12	Archaeological work	Yes
13	Compliance with Ecological Report	N/A
14	External lighting	Yes
15	Levels	Yes
16	Construction Environmental Management Plan	Yes
17	Visibility splays	N/A
18	Speed reduction measures	No – prior to occupation
19	Junction safety	No – prior to occupation
20	Accessibility improvements	No – prior to occupation
21	Broadband provision	Yes
22	Foul water drainage scheme	Yes

### 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

The principle of development has already been established through the granting of outline planning permission for the erection of up to 55 residential dwellings including access.

The proposed development is considered to be of an appropriate scale, layout, landscaping and appearance such that it would be acceptable in visual terms and not detract from the character and appearance of the area.

The development would provide sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy.

Having regard to the separation distances, light, outlook and size of accommodation, officers are satisfied that the proposed development would provide for an acceptable standard of accommodation.

With regard to car parking, the proposed provision of spaces would accord with the Council's Guidelines and would therefore be acceptable.

No concerns are raised with regard to flooding and drainage requirements.

Overall, it is concluded that the proposed development would be in accordance with the aims and objectives of the Local Plan and the NPPF and would be suitable to the site and the surrounding area. Officers consider that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the policies in the NPPF taken as a whole. In accordance with Paragraph 14 of the NPPF (the presumption in favour of sustainable development), the application should therefore be granted.

## Recommendations

### Recommendation A

That, subject to consideration of the views of the Lead Local Flood Authority, conditions and a S106 Agreement to secure a deed of variation to the original legal agreement to amend the affordable housing mix and education contributions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED

### Conditions

1. Condition

The plan numbers to which this permission relates are:

17-967-SUV	Topographical Survey
17-967-LOC	Location Plan
17-967-001 Rev G	Site Layout
17-967-003	Site Layout – Refuse and Parking
17-967-020	Single garage
17-967-021	Double garage
17-967-030 Rev B	House Type 3
17-967-031 Rev B	House Type 4
17-967-033 Rev B	House Type 6
17-967-034 Rev B	House Type 7
17-967-037 Rev B	House Type 9
17-967-038 Rev B	House Type 10
17-967-039 Rev B	House Type 11
17-967-040 Rev B	House Type 12
17-967-041 Rev B	House Type 13
17-967-045 Rev B	House Type 8
17-967-047 Rev B	House Type 9 handed
17-967-078 Rev B	House Type 10 handed
17-967-049 Rev B	House Type 11 handed
17-967-050 Rev B	House Type 12 handed
17-967-051 Rev B	House Type 13 handed
17-967-060 Rev C	Floor plans units 9 - 12
17-967-061 Rev C	Elevations units 9 - 12
17-967-062 Rev C	Floor plans units 13 -16
17-967-063 Rev C	Elevations units 13 - 16
17-967-064 Rev B	Apartment layout
17-967-085 Rev A	Apartment Units 49 - 51
17-967-086	Bungalow units 23 & 24
17-967-087	House Type 8

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

2. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted and areas of hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the character and amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This condition is a pre commencement condition because it goes to the heart of the permission.

3. Condition

The development hereby approved shall not be occupied unless and until scheme detailing the provision of electric vehicle charging points for every dwelling and a communal charging point for visitors (including a strategy for their ongoing management and maintenance), has been submitted to and approved writing by the Local Planning Authority. The approved electric vehicle charging scheme shall then be provided prior to first occupation of the development in strict accordance with the approved details.

Reason

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

4. 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

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002.

5. Condition

No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings and site access and addressing the heads of terms in Barrell tree report 17102-AA-DC. All works shall be carried out in strict accordance with the subsequently approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002.

6. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of:

a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development; and

b) timings, frequency & methods of site visiting and an agreed reporting process to 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 D6 and D7 of the Waverley Borough Local Plan 2002.

7. Condition

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved 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 D6 and D7 of the Waverley Borough Local Plan 2002.

8. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002.

9. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no development as defined within Part 1 of Schedule 2, Classes A – E inclusive of that order, shall take place to the dwellings hereby permitted without the written permission of the Local Planning Authority.



Reason

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

10. Condition

The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwellings (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade or business.

Reason

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies D1, D4 and M14 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Draft Local Plan Part 1.

11. Condition

Prior to the commencement of development, an Ecological Mitigation, Compensation and Enhancement Plan 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. The Ecological Mitigation, Compensation and Enhancement Plan shall include the following details:

- Description and evaluation of features to be managed and created including measures to compensate for loss of habitats within the footprint of development
- Numbers and locations of enhancement measures including bat and bird boxes and 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 work schedule for securing biodiversity enhancements in Perpetuity
- Details of the body or organisation responsible for implementation
- Ongoing monitoring and remedial measures.

Reason

To safeguard the ecological interest of the site in accordance with Policy C11 and D5 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it 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](mailto:waverley.snn@waverley.gov.uk)  
For further information please see the Guide to Street and Property Naming on Waverley's website.
4. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
5. 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.
6. 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.

7. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
8. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
9. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
10. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
11. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

12. 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.
13. 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.
14. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:  
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
15. The applicant should contact 03708 506 506 or consult the Environment Agency website to establish if consent would be required for the proposed works. Please see <https://www.gov.uk/topic/environmental-management/environmental-permits>.
16. An environmental permit or exemption may also be required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. Until recently this was called Flood Defence Consent. Some activities are also now excluded or exempt. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. An environmental permit is in addition to and a separate process from obtaining planning permission.

### Recommendation B

That, in the event that a deed of variation to the original legal agreement to amend the affordable housing and education contributions is not completed within 6 months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED for the following reason:

1. Reason

In the absence of a Deed of Variation to the Legal Agreement secured under WA/2015/2261, the development fails to comply with Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended).