

A1	WA/2017/1362 S Forrester Cala Homes (South Home Counties) Ltd 17/07/2017	<u>Erection of 33 new dwellings and associated garaging (including 5 additional affordable dwellings) following the omission/alteration of 22 dwellings on part of the previously consented site giving a net gain of 11 dwellings. at Amlets, Amlets Lane, Cranleigh GU6 7DH (as amended on the 16.01.2018)</u>
	Committee: Meeting Date:	Joint Planning Committee 16/05/2018
	Public Notice: Grid Reference:	Was Public Notice required and posted: Y E: 506319 N: 140093
	Parish: Ward: Case Officer: Expiry Date: Time Extended Date: Neighbour Notification Expiry Date:	Cranleigh Cranleigh East Chris French 15/10/2017 28/03/2018 30/01/2018

RECOMMENDATION A

That, subject to completion of a 106 agreement within 6 months of the date of the committee resolution to secure Management and Maintenance of Play space and SuDS, provision of 40% affordable housing and financial contributions towards: Education, Transport and Environmental Improvements and subject to conditions and informatives permission be GRANTED.

RECOMMENDATION B

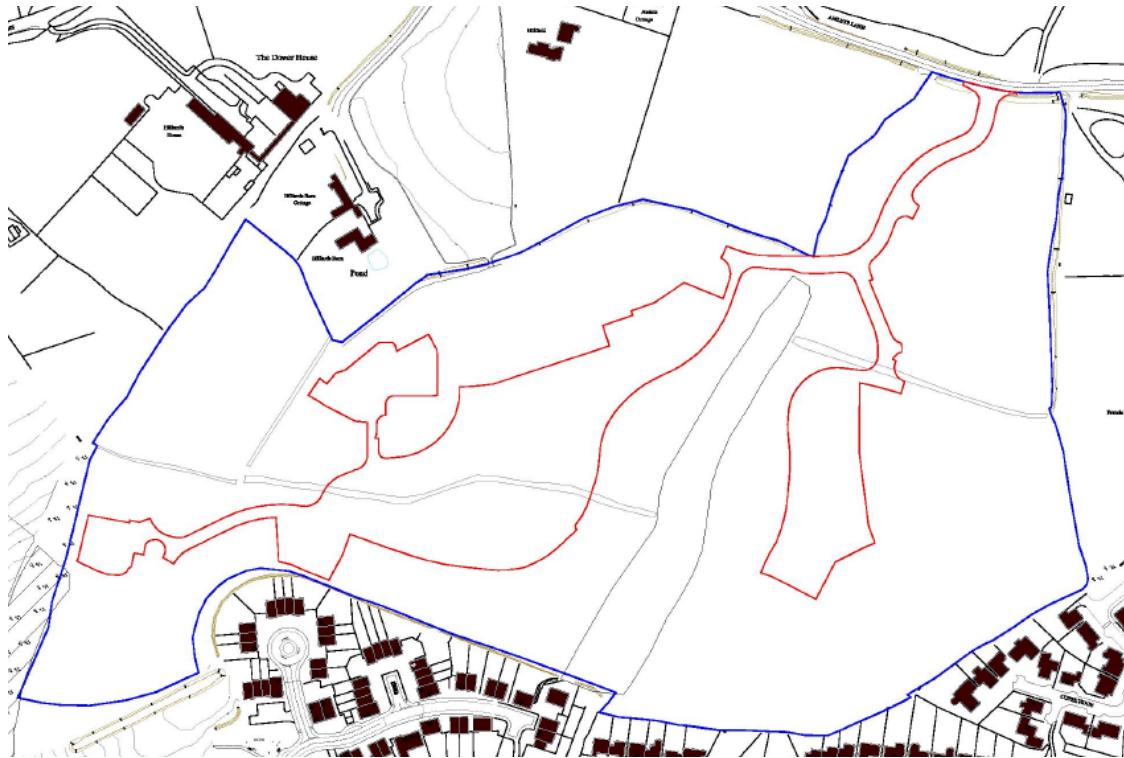
That, if the requirements of Recommendation A are not met, that permission be REFUSED.

Introduction

This site benefits from planning permission for 125 dwellings, with outline consent granted under WA/2014/1038 and reserved matters initially approved under reference WA/2016/0517 with conditions subsequently varied under references WA/2016/0848.

This application seeks planning permission for part of the site which contained 22 units to provide 33 units, this is proposed to be achieved by changes to the layout and mix of this part of the site. The proposal would therefore result in a net increase of 11 units (total of 136 across the wider site).

Location Plan



Layout Plan



Site Description

The application site comprises of approximately 1.5 hectares of land forming part of the wider development site comprising of 13.2 hectares of land for the development of 125 dwellings. The site is located to the north of Cranleigh, abutting the northern limits of the settlement.

The consented layout is being built out, and parts of the site subject to this revised application are being left until the outcome of this submission. The site is therefore surrounded by land where development is underway.

Amlets Lane runs to the north of the site and the site entrance along with parts of the spine road have been put in place in accordance with the consented scheme.

Overhead power lines supported on wooden poles run across the site. Public Footpath No. 346 enters the site from the north at Amlets Lane, and charts a straight south-west path, until it reaches the residential development to the south at Roberts Way.

Proposal

This application seeks planning permission for 33 dwellings. The access onto Amlets Lane would be unaltered, the internal spine road would remain as consented, the changes to the layout are primarily changes to the units proposed with a number of the larger detached units being replaced with semi detached dwellings or terraces.

The application proposes 33 dwellings with the following mix:

Total proposed under this application

Number of bedrooms	
1 bedroom	0
2 bedroom	3
3 bedroom	27
4 bedroom plus	3
Total	33

This application would provide five additional units of affordable housing, (2x2 bedroom for affordable rent and 3x3 bedroom dwellings for shared ownership) and would ensure that the total provision across the development site as a whole would remain at 40%.

To put the proposal in context with the wider site, the resultant mix for the development as a whole once adjusted would be as set out below:

Total housing mix across the development site

Number of bedrooms	
1 bedroom	15
2 bedroom	45
3 bedroom	66
4 bedroom plus	10
Total	136

Total affordable housing mix across the development site

Number of bedrooms	
1 bedroom	11
2 bedroom	26
3 bedroom	18
4 bedroom	0
Total	55

The tenure split between affordable rent and shared ownership would remain at the 50:50 split which was agreed at the reserved matters stage.

Heads of Terms

By way of a deed of variation to the original agreement on the site the following shall be secured:

- Provision of 5 additional units of affordable housing in accordance with the scheme submitted
- Provision and maintenance of SuDS on site
- Education £50,082
- Provide each dwelling with a combined cycle/public transport voucher of £200 per dwelling
- £13,937.44 towards Cranleigh's Future Highways and Transport Requirements
- £5,380 for providing sustainable transport infrastructure improvements to bus stops on Ewhurst Road and Parsonage Road
- £1,760 towards surface and drainage improvements on Public Bridleway No. 350
- £2,139 towards Centenary Garden at Snoxhall Fields
- The submission of a Management Plan and Landscape Management Plan for the Managed Land

Relevant Planning History

WA/2016/0998	Application under Section 73 to vary condition 40 of WA/2014/1038 (pre commencement condition for sewerage systems)	Refused	10/08/2016
WA/2016/0848	Application under Section 73 to remove Condition 31 of WA/2014/1038 (requirements to meet sustainable homes code) (as amplified by email received 16/06/2016).	Full permission Implemented	20/06/2016
WA/2016/0517	Erection of 125 dwellings together with public parkland with mixed use including orchard, food growing and wildlife habitat (reserved matters)	Full Permission Implemented	10/11/2016

WA/2014/1038	Outline application for the erection of up to 125 dwellings and a mixed use Community Building (Classes D1 and B1a) together with public parkland with mixed use including orchard, food growing and wildlife habitat and associated works with all matters reserved.	Full permission Implemented	20/11/2014
SO/2014/0002	Request for Screening Opinion for proposed residential development of approximately 150 dwellings with associated community infrastructure	EIA Required SoS: EIA not Required	03/03/2014

Planning Policy Constraints

Footpath No. 346

Countryside beyond Green Belt – outside any settlement

High Archaeological Potential

Site of Archeological Interest

Tree Preservation Order

Potentially contaminated land

Development Plan Policies and Proposals

The development plan includes:

- Waverley Borough Council Local Plan Part 1 Strategic Policies and Sites 2018 Policies: SP1, SP2, ALH1, ST1, ICS1, AHN1, AHN3, LRC1, RE1, TD1, NE1, NE2, CC1, CC2, CC3, CC4
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D2, D4, D6, D7, D8, D9, C7, HE15, CF2, RD9, M5.

In accordance with paragraph 215 of the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the Waverley Borough Local Plan 2002.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)

- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Strategic Flood Risk Assessment (2015/2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Cranleigh Design Statement 2008
- National Space Standards 2015

Consultations and Town/Parish Council Comments

<p>County Highway Authority</p>	<p>No objection 29.08.2017</p> <p>The Transport Assessment for WA/2014/1038 was based on a technical assessment of 150 dwellings.</p> <p>The additional 11 units should be subject to a proportionate uplift in infrastructure requirements.</p> <p>Further comments 27.04.2018</p> <p>Whilst on going surface water drainage issues need to be rectified, the Highway Authority does not consider this is causing a highway safety or capacity problem on Amlets Lane...</p> <p>The Highway Authority therefore</p>
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	advises that the proposed development is acceptable subject to the recommended highway conditions and obligations.
Parish Council	No objection subject to response from Surrey County Highways
Local Lead Flood Authority	No objection subject to condition
Surrey County Archaeologist	No objection and no need for further surveys.
Natural England	No comments
Thames Water	No objection with regards to sewerage infrastructure capacity.
Forestry Commission	Standing advice should be applied to the development
Environmental Health – Waste and Recycling	Bin storage will be required for each property
Environmental Health - Contaminated Land	No objection

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 18/08/2017 site notices were displayed around the site 07/09/2017 and neighbour notification letters were sent on 03/08/2017.

36 letters have been received raising objection for the following reasons:

- Infrastructure is not in place to cope with additional homes.
- Lack of bus services will limit opportunities to access public transport.
- Inadequate roads – Amlets Lane is narrow and busy – safety risk to road users. Previous development along this road did not take this into consideration.
- Recent development in the area has vastly increased pressure on the surrounding roads.
- Concerns about the impact of the single access point (as opposed to the two access points submitted in the original 2014 plans) on Amlets Lane.
- Would support the scheme provided the extra 22 dwellings fall into affordable housing category.

- Planning permission has previously been granted for large schemes that have proven difficult to sell.
- Deterioration to local water body, Cranleigh Waters, would be illegal under EU environmental law.
- Concerns regarding the process of amending applications.
- Concerns regarding the extent to which objections are taken into account.
- Dwellings on the highest point of the site would have a negative impact on light pollution.
- The number of dwellings proposed is close to the number that was previously rejected.
- Reducing the number of units from 15 to 11 is insignificant, any increase in numbers would increase traffic onto Amlets Lane.
- Original application of 150 units was rejected on grounds of traffic in Amlets Lane.

Planning Considerations

Principle of development

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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.

Whilst the site still remains in the countryside as identified on the proposals map of the Local Plan, the principle of development of this site for residential purposes has been established through the grant of planning permission for the comprehensive residential development of the site for 125 dwellings.

It is therefore the specific impact from the revisions to the design of properties, changes in layout and the provision of the additional 11 dwellings that is considered in this report.

Planning history and differences with previous proposal

Reserved matters in relation to design and layout were consented under reference WA/2016/0517, this current application seeks permission for an additional 11 units on the site. The two layouts are provided below for reference:

Current proposal



Consented layout



The test for members is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme or is acceptable in its own right.

Housing Land Supply

On 20th February 2018, the Waverley Borough Local Plan Part 1 2018 was adopted which set out a housing trajectory up to 2032. The examining Local Plan Part 1 Inspector concluded in his report dated 1st February 2018 that the Council does have five years' worth of housing supply. Therefore, the Council can demonstrate the requirement of paragraph 47 of the NPPF 2012.

Should permission be granted, the proposed development would be included within the Council's housing land supply assessment and, therefore, would assist in contributing to the additional supply of housing for the Borough. This is a material consideration to be weighed against the other considerations for this application.

Housing Mix

Policy AHN3 of the Local Plan (Part 1) 2018 states the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The SHMA 2015 provides an updated likely profile of household types within Waverley. The West Surrey SHMA provides the following information with regard to the indicative requirements for different dwelling sizes:

Unit Type	1 bed	2 bed	3 bed	4 bed
Market homes	10%	30%	40%	20%
Affordable homes	40%	30%	25%	5%

The application in combination with the rest of the development on the wider site would result in the following total combined mix of housing:

Unit Type	Number of units	% of overall total
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1 bedroom	15	11 %
2 bedroom	45	33 %
3 bedroom	66	48.5 %
4 bedroom	10	7.3 %
Total	136	100%

The table below shows the proposed mix of market housing compared against the consented mix against the SHMA and the consented mix:

Market Housing

Unit Type	SHMA	Proposed mix	Consented Mix
1 bedroom	10%	4 (4.9 %)	5 (6.6%)
2 bedroom	30%	19 (23.4 %)	21 (28%)
3 bedroom	40%	48 (59.2%)	29 (38.6%)
4 and 5 bedroom	20%	10 (12.3 %)	20 (26%)
Total	100%	81 units	75 units

The table below shows the proposed mix of affordable housing compared against the consented SHMA and the consented mix:

Affordable Housing

Unit Type	SHMA	Proposed mix	Consented Mix
1 bedroom	40%	11 (20%)	11 (22%)
2 bedroom	30%	26 (47.2%)	24 (48%)
3 bedroom	25%	18 (32.7%)	15 (30%)
4 bedroom	5%	0 (%)	0 (0%)
Total	100%	55 units	50 units

The proposed affordable mix would follow very close to the consented mix and is considered to be acceptable. The market mix has shifted significantly as the previously consented market mix did closely resemble the SHMA. The revised mix would now deviate, the significant change is that the proposal has removed a number of 5 bedroom units and seeks to provide more 3 bedroom units. As a result the revised mix would under provide for 4 + bedroom units and provide more three bedroom units.

It should be noted that if this scheme was to be refused on mix grounds that the fall back would be that the consented scheme for less, but larger units would be likely to be completed on site. Therefore, the revised mix does have the benefit of achieving an increased housing number.

Policy AHN3 of the Local Plan 2018 (Part 1) also requires the development to meet the requirements of Building Regulations M4 (2). This is to be picked up at the Building Regulation stage.

The deviation from the SHMA mix will be considered as a negative impact to be weighed in the planning balance.

Affordable Housing

Policy AHN1 of the Local Plan states that the Council will require a minimum provision of 30% 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.

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. 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.

Although it is noted that some variations are proposed from the mix in the SHMA, as previously stated, the mix is considered to be acceptable, and the scheme would deliver 5 additional units which would keep the overall onsite provision at 40%.

The SHMA (2015) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent. In this instance, the applicant is proposing 50% shared ownership and 50% of the affordable homes would be

affordable rented. This split has been reviewed by the Council's Housing Enabling Officer who has confirmed that, due to changes in the funding of new affordable housing, that some associations are now proposing a higher proportion of shared ownership in order to cross subsidise the rented accommodation. Therefore, no objection is raised to the tenure split.

It is noted that some of the units which are proposed as affordable units fall below the Technical Housing Space Standards.

The absence of an adopted Local Plan policy setting out the floor space standards required for the affordable housing units it is not considered that the shortfall in floorspace would warrant the refusal of the application.

The proposed affordable housing mix would contribute to meeting local needs in line with guidance contained within the NPPF. The provision of affordable housing on site is a benefit in favour of the scheme that should be weighed in the balance of the decision. The proposal is considered to be acceptable with regards to affordable housing provision.

Location of the development and Impact on the Countryside beyond the Green Belt

The site is located in the Countryside Beyond the Green Belt. Policy RE1 of the Local Plan Part 1: Strategic Policies and Sites (2018) states that the intrinsic character and beauty of the Countryside will be recognised and safeguarded.

In addition paragraph 55 of the NPPF seeks to avoid isolated homes in the countryside, except in special circumstances.

In terms of the sustainability of the location, the site is close to Cranleigh Centre which is a higher order settlement. The Local Plan (Part 1) 2018 includes strategic policies for housing seeking to direct development towards larger settlements, the proposal is consistent with this spatial strategy. It is material that the site was considered to represent a sustainable location for 125 dwellings, on this basis officers consider the location is sufficiently sustainable to accommodate 11 additional units.

With regards to the visual impact on the countryside the proposed 37 dwellings would be surrounded by the rest of the consented housing scheme. Although the proposal would increase the density by providing an additional 11 units on this part of the site, the proposed layout would remain spacious

and design of dwellings would be the same as the existing house types. It is noted that two of the bungalows would be replaced by two storey dwellings, however the increase in height of these two buildings when viewed in the context of the surrounding development would not be harmful to the intrinsic character and beauty of the countryside. The proposal would not have a materially greater impact on the intrinsic character and beauty of the countryside than the consented scheme.

Layout, Design and Impact on visual amenity

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

The layout of the development would not be significantly altered as a result of the proposal. The internal road network would follow the same form as that previously consented under WA/2016/0517. The proposal would continue to create a residential development with buildings fronting onto areas of open space, which would contribute to the quality of the proposed development, with the dwellings facing into the proposed road network which would encourage natural surveillance.

The scale and design of the proposed dwellings would resemble the appearance of the existing units on the wider site, and materials could match those consented on the existing scheme. All dwellings would be two storey in height and would have a maximum ridge height of 9.41 metres. It is noted that there would be an increase in density of this part of the site due to the changes to accommodate 11 additional units, however spacing has been retained around buildings and the increase in density has largely been achieved by replacing the large detached units with smaller semi detached and terrace properties.

It is also noted that the proposal would replace the bungalows within plots 94 and 95 of the consented scheme with two storey dwellings. This change is however not considered to be harmful in terms of the impact on character.

The application site has been confined largely to the internal spine road and the curtilages of the dwellings to be revised. Plot 65 is the only unit proposed which would be sited on land forming amenity land, However a suitable amount of amenity space would remain to the side of this building. Therefore,

the scheme would not be materially altered in terms of the play space and open space provided under WA/2016/0517.

No affordable housing units were contained within this part of the site, however given the uplift, and in order to maintain a 40% provision five additional units have been proposed. The five additional affordable units are proposed to the south and west of the site and would not adversely impact on the distribution of affordable housing across the site as a whole.

With regards to bin storage and collection, each of the properties would have private rear gardens that are accessible without the need to go through the house. Therefore, bins can be easily stored within the rear gardens.

The proposed development would be acceptable with regards to the impact on character, layout and design.

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.

With regards to the impact on residential amenity, the proposed amendments are generally to plots located centrally within the development, and can be accommodated without any significant impact on the amenities of existing properties. However, to the south of the site the new units at plots 93, 94, 139 and 140 would be located with their rear gardens backing onto the gardens of 9 to 12 Hilliards View. Under the consented scheme two of the properties which backed onto Hilliards View were bungalows, therefore the change to two storey dwellings is material. The new units would however still retain a separation of approximately 13 metres from the rear of the buildings to the rear boundary of the gardens of properties along Hilliards View. Furthermore, a minimum separation rear wall to rear wall of approximately 25 metres would be retained. Taking into consideration the distances of separation the pattern of overlooking would not be so harmful as to warrant the refusal of planning permission, furthermore the proposal would not result in a material overbearing impact or loss of light to occupants of these properties.

Plots 116, 117 and 118 would be amended and are located close to the western site boundary. However neighbouring residential properties are adequately separated away from this part of the site.

Adequate separation would also be retained between plots 64, 65 and 137 to the north of the site and Hilliard's Barn to the north, with the closest dwelling being 22 meters from the boundary with this neighbouring property.

The amenity of future occupants of the new units is also a material consideration. Garden depth would range from 9 metres to 19 metres, and properties would be well sited to avoid overbearing impacts and loss of privacy between properties. The revised layout can be achieved without detriment to the amenities of occupants of the proposed dwellings.

With regards to the nationally described technical space standards 2015 the table below shows the level of compliance:

House Types	Size	Technical Requirement (m2)	Proposed
31	3 bed 6 person	102	96.6
29	3 bed 5 person	93	89.5
28A	3 bed 6 person	102	128.2
28	3 bed 6 person	102	128.2
11A	4 bed 8 person	124	202.2
9	3 bed 6 person	102	145.9
10	3 bed 6 person	102	128.6
14A	3 bed 6 person	102	144.1
9A	3 bed 6 person	102	145.9
28A	3 bed 6 person	102	128.2
32	3 bed 5 person	93	93.1
12A	5 bed 8 person	128	256.8
12	5 bed 8 person	128	256.8
33	2 bed 4 person	79	69.4

It is noted that two of the house types fall below the nationally described space standards. House types 31 and 29 are still of a reasonable size and are not considered to be so cramped that the development would be harmful to the amenities of occupants.

The proposed development would not be harmful to the amenities of occupants of residential properties and would accord with the objectives of Policies D1 and D4 of the Local Plan and guidance contained in the NPPF.

Impact on Parking Access and Highway Safety

The NPPF 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 significant amounts of movements, 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 limits the significant impact of the development.

The NPPF states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians.

With regards to the capacity of the highway network to accommodate the additional units, the County Highway Authority has been consulted and confirmed that the initial transport assessments for the site were based on 150 dwellings being constructed on the site, therefore in line with the earlier decisions on the site the proposal would not result in significant impacts on the transport network subject to securing appropriate financial contributions for the additional 11 units to contribute towards off site infrastructure.

The pedestrian footpath links and the main spine of the road network remain unaltered under the current scheme. The proposal would continue to allow for use of open space and safe movement of vehicles. The County Highway Authority has raised no objections to the revised application on internal movements of vehicles.

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 2012. Development proposals should comply with the appropriate guidance as set out within these documents. The application site as a whole would provide for a total of 330 spaces, which would exceed the requirements of the Council's adopted guidance with regards to total number. The 33 units forming the current application have been reviewed individually. Other than five of the three bedroom units which have been afforded 2 rather than 2.5 spaces the

proposal would provide sufficient spaces to meet the adopted guidance. The proposed development would provide sufficient parking to meet the needs of future residents and would not result in conditions prejudicial to highway safety.

The proposal is considered to be acceptable with regards to the impact on parking, access and highway safety.

Impact on 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 revised layout would result in plot 136 extending closer to a mature oak tree on the site. However, the method statement supplied shows that the development would still be outside of the root protection area for this tree. Subject to a condition requiring the development to be completed in accordance with the submitted method statement the application is considered to be acceptable.

Flooding and drainage

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered 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.

In this instance the entirety of this site is located within flood zone 1 (low probability of flooding), and is considered to be of low flood risk. It is however,

important that the development adequately addresses runoff from the development itself.

In a Written Ministerial Statement on the 18th December 2014, the Secretary of State for Communities and Local Government set out the Government's expectation that sustainable drainage systems (SuDS) will be provided in new developments, wherever this is appropriate.

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. This policy came into effect on the 6th April 2015 and the LLFA in respect of surface water drainage and SuDS is Surrey County Council.

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 Department for Environment, Food and Rural Affairs (DEFRA) has published non-technical standards for SuDS (March 2015) which will be taken into account by the LLFA and local planning authorities in assessing the acceptability of SuDS schemes.

The application has been supported by the submission of an updated Flood Risk Assessment and Drainage Strategy. The drainage strategy identifies limited potential for infiltration and proposes a number of attenuation features. The scheme has been reviewed by the Lead Local Flood Authority (LLFA), which has confirmed that subject to conditions relating to construction and maintenance regimes that the development is acceptable in this regard.

Land contamination

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 to adverse effects from pollution, should be taken into account. Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

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. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Policy D1 of the Local Plan sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The application is accompanied by a Ground Stability and Phase 1 Ground Condition Assessment (Contamination). This report concludes that, historically, the site has been open agricultural land. During the 1960s the land to the south was developed with residential dwellings. Based on the historical and current land uses and in the absence of sources of significant contamination in the near vicinity of the Site, the site is considered to have a very low risk of ground contamination being present.

The Council's Contaminated Land Officer has scrutinised the submitted information and concludes that there is a very low risk of ground contamination issues at the site and that no conditions are required in this respect.

Officers conclude that the proposal would be in accordance with Policy D1 of the Waverley Local Plan and guidance contained within the NPPF.

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.'

Matters of ecological impact were considered in detail when granting outline and reserved matters permissions for 125 dwellings across the site. This application does not result in new development on parts of the site that were not consented for development under the earlier permissions, and would not materially alter the impact on protected species. The Surrey Wildlife Trust has reviewed the proposals and confirmed that so long as any mitigation secured under the previous application is tied to this consent no objections are raised.

The proposal would not result in conditions harmful to protected species.

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.

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 accepted 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.

Third Party Comments

Some comments have referred to the number of units being similar to that previously rejected, stating that 150 units were refused due to the impact on Amlets Lane. The only history relating to 150 dwellings was a decision on a screening opinion that a proposal for 150 dwellings would be EIA development, which was later decided by the Secretary of State not to be the case.

Conclusion

The proposed development would not have a materially different impact on the countryside or the character of the area than the consented scheme on the site, and would be surrounded by the remainder of the consented development which has been implemented. The detail and design of the proposed units is considered to be acceptable, the proposal would not be harmful to highway safety, ecology or residential amenities. Furthermore subject to completion of a section 106 agreement to secure contributions towards environmental improvements, education and highway safety and the provision of affordable housing the proposal would not be harmful to local infrastructure.

Officers consider that the adverse impacts would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. Therefore, subject to the completion of the section 106 agreement the application is recommended for approval.

Recommendation A

That, subject to completion of a 106 agreement within 6 months of the date of the committee resolution to secure Management and Maintenance of Play space and SuDS, provision of 40% affordable housing and financial contributions towards: Education, Transport and Environmental Improvements permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are 15-935-001 AF, 002 AE, 035, 036, 037, 109E, 110E, 111A, 114B, 132, 146A, 148A, 200A, 201B, 202A, 206, 207A, 209, 211 and 212. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

The development hereby approved shall be completed at all times in accordance with the Construction Environmental Management Plan (Revision C) submitted on the 10th of October 2016, and agreed in writing by the Council on the 24th of November 2016.

Reason

Having regard to the amenities of neighbouring properties and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details, and retained as such at all times.

Reason

Policy TD1 of the Local Plan (Part 1) 2018 and retained 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.

4. Condition

No development (excluding demolition) 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 Policy TD1 of the Local Plan (Part 1) 2018 and retained 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.

5. Condition

All hard and soft landscape works shall be carried out in accordance with the approved details set out in condition 4 above. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with 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.

6. Condition

The development hereby approved shall be completed at all times in accordance with the Arboricultural Method Statement by Barrell Tree Consultancy dated 12th of May 2017 and additional information received on the 24th of November 2017.

Reason

To ensure the adequate protection of trees, in the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, and retained Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition because the matter goes to the heart of the permission.

7. Condition

No development (excluding demolition) shall take place until details of earthworks and existing and proposed levels have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the

relationship of proposed mounding to existing vegetation and surrounding landform. 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 Policy TD1 of the Local Plan (Part 1) 2018 and retained 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.

8. Condition

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 by the Local Planning Authority prior to the occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.

Reason

In the interest of the character and amenity of the area, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained 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.

10. Condition

The development hereby approved shall not be commenced unless and until the proposed vehicular access to Amlets Lane (D191) has been constructed and provided with visibility zones general accordance

with Mayer Brown's Drawing No. MBSK140725-1 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

11. Condition

The development shall be carried out in strict accordance with the details agreed pursuant to Condition 21 of WA/2014/1038 on 17/06/2016, and shall be permanently retained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

12. Condition

The development shall be carried out in strict accordance with the details agreed pursuant to Condition 22 of WA/2014/1038 on 20/05/2016 with regard to the improvements to the surface of Public Footpath 346.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018), and guidance contained in the NPPF.

13. Condition

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

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

14. Condition

The development hereby approved shall be completed at all times in accordance with the Construction Traffic Management Plan (CTMP) Ref: CALA Homes SHC CT 001 Rev B, Traffic Management Plan from CALA Homes and Document showing proposed Access Route from Guildford to Amlets Lane - Return Route from Amlets Lane to Guildford Road, as agreed on the 2nd of February 2017.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

15. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for:

(a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.

(b) Providing safe routes for pedestrians / cyclists to travel within the development site.

(c) Electric Vehicle Charging Points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

16. Condition

The approved Travel Plan (Travel Plan by Motion Final Rev 3 – Approved 01/02/2017) shall be implemented prior to first occupation of the development, and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018). This is a pre-commencement condition because the matter goes to the heart of the permission.

17. Condition

Destruction by burning of materials obtained by site clearance, if at all necessary, shall not take place within 10 metres of the furthest extent of the canopy of any tree or tree group to be retained on the site or on land adjoining.

Reason

In the interest of the character and amenity of the area in accordance with retained Policies D1, D4 and D7 of the Waverley Borough Local Plan 2002.

18. Condition

The development shall be carried out in strict accordance with the Ecological Monitoring Report agreed in writing on 11/12/2015 pursuant to Condition 34 of WA/2014/1038. The method statement shall be implemented in full.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Waverley Borough Local Plan Part 1 (2018).

19. Condition

The development hereby approved shall be completed at all times in accordance with the Landscape and Ecology Management Plan (LEMP) as approved under condition 5 of consent granted under reference WA/2014/1038 as agreed in writing on 07/11/2016.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Waverley Borough Local Plan Part 1 (2018). This is a pre commencement condition because the matter goes to the heart of the permission.

20. Condition

The development shall be carried out in accordance with the lighting works under the direction of sections 6.1.4 and 6.2.5 of the Outline Lighting Strategy document (March 2014).

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Waverley Borough Local Plan Part 1 (2018).

21. Condition

The development hereby approved shall be constructed at all times in accordance with the drainage strategy and statement submitted by Stilwell Partnership dated May 2017, including drawing TSP/CH/P3024/0326 rev B.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site.

22. 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. Those details shall include:

- a) Details of construction phasing i.e. how drainage will be dealt with during works including pollution prevention;
- b) Details of the required maintenance regime for the suds elements and who will be responsible for maintenance.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site.

23. Condition

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

Reason

This condition is sought in accordance with paragraph 103 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere

and in order to adequately protect all trees worthy of retention from development harm in accordance with retained Policy D7 of the Local Plan 2002.

24. Condition

The development shall be carried out in strict accordance with the Waste Minimisation Statement agreed pursuant to Condition 41 of WA/2014/1038 on 17/06/2016.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with retained SP1 of the Waverley Borough Council Local Plan (Part 1) 2018.

25. Condition

Prior to the occupation of development hereby granted, the proposed raised speed table to serve Footpath 346 shown on plan reference 15-935-001-X shall be provided in full accordance with details to be first submitted to and agreed in writing by the Local Planning Authority and shall be retained in perpetuity thereafter. The details to be submitted shall include a scaled section drawing and a plan drawing showing the relationship of the speed table to the adjoining footpaths.

Reason

In order that the development should not prejudice highway safety, nor inconvenience users of the Public Right of Way, in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

26. Condition

No development shall take place until a full pallet of samples to be used in the construction of the external surfaces and hard surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

27. Condition

Within three months of the commencement of development details of all proposed walls, fences, or other means of enclosure within and around the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the occupation of the dwellings and thereafter retained.

Reason

In the interests of the visual amenities of the area in accordance with Policy TD1 of the Waverley Borough Local Plan Part 1 (2018) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

28. Condition

Prior to the occupation of development hereby granted, the proposed LEAP and LAP shall be provided in full accordance with details to be first submitted to and agreed in writing by the Local Planning Authority and shall be retained in perpetuity thereafter. The details to be submitted shall include any means of enclosure, play equipment and details of proposed surfacing materials.

Reason

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

29. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification) no fences, boundary walls or other means of enclosure, other than as may be approved as part of this permission, shall be provided forward of any wall of that dwelling or adjoining dwelling which fronts onto any highway.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Waverley Borough Council Local Plan Part 1 (2018) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

30. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting that Order with or without

modification), no outbuildings or alteration or extension to the dwellings hereby permitted, as defined within Part 1 of Schedule 2, Classes A, B, C and E inclusive of that order, shall be carried out on the site without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

31. Condition

The garages hereby permitted shall not be used for any other purpose, other than for storage and/or parking of vehicles associated with the respective premises as a dwellinghouse.

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and ST1 of the Waverley Borough Council Local Plan Part 1 (2018) and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

32. Condition

Prior to commencement of development, design details of bin storage shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation of development, the agreed bin storage facilities shall be provided and retained in perpetuity.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition because it relates to the adequate provision of bin storage.

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 £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

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. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Recommendation B

That, if the requirements of Recommendation A are not met permission be REFUSED for the following reasons:

1. The applicant has failed to enter into an appropriate agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to Policy AHN1 of the Local Plan Part 1 (2018) and the requirements of paragraph 50 of the NPPF.
2. The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education, leisure and environmental improvements. The proposal therefore conflicts with Policy ICS1 of the Local Plan Part 1 (2018), and paragraphs 7 and 17 of the NPPF.