

B2 WA/2018/0460
R Collett
Miller Homes Ltd
15/03/2018

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/2384) erection of 120 new dwellings with associated parking, landscaping, open space and works (revision of WA/2017/1917). at Hewitts Industrial Estate, Elmbridge Road, Cranleigh, GU6 8LW

Committee: Joint Planning Committee
Meeting Date: 30/07/2018

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 504760 N: 139120

Parish: Cranleigh
Ward: Cranleigh West
Case Officer: Chris French
Expiry Date: 13/06/2018
Time Extended Date:

Neighbour Notification
Amended/Additional Expiry Date: 20/06/2018

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

Introduction

This application seeks approval of reserved matters following the grant of outline consent at appeal for 120 dwellings under reference WA/2014/2384.

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

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.
- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- scale - includes information on the size of the development, including the height, width and length of each proposed building

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

Location Plan



Site Description

The application site relates to Hewitt's Industrial Estate which is situated on the western side of Cranleigh. This industrial estate was constructed between the 1960s and 1980s and consisted of 30 single and two storey units, which have recently been demolished following the grant of outline consent at appeal. The site is entirely covered by concrete, which formed the base of the units and hardstanding for parking and roadways. The site has an area of 3.1 hectares.

The site lies within the settlement boundary of Cranleigh. The site is bound by residential dwellings to the north and west of the site with open fields to the east.

The site is accessed via the B2130 which runs through Cranleigh and eventually connects with the A281 Horsham Road to Guildford. The eastern approach to the site is over a hump-back bridge. The site benefits from pedestrian and cycle access into the centre of the village of Cranleigh.

Proposal

The principle of development for 120 dwellings has been established through the grant of outline planning permission under reference WA/2014/2384.

This application comprises of the information which was reserved for further consideration as reserved matters. The reserved matters are appearance, landscaping, layout and scale. The development would comprise of the following mix:

Market homes

Bedrooms	Number of units proposed	SHMAA recommended mix
1	8 – 9.5 %	10 %
2	27– 32.1 %	30%
3	32 – 38 %	40%
4+	17 – 20.2 %	20%
Total	84	100%

Affordable homes

Bedrooms	Number of units proposed	SHMAA recommended mix
1	14 – 38 %	40%
2	13 – 36.1%	30%
3	7 – 19.4 %	25%
4+	2 – 5.5 %	5%
Total	36	100%

Total mix

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total number of units currently proposed	22	40	39	19	120
Mix put forward under outline	16	30	45	29	120

The amount of affordable housing (30%), remains the same as per the outline permission. The mix of housing has been altered slightly from the outline submission and is shown within the table above.

1. Description of proposed layout

The proposed layout follows the parameters shown on the outline consent, with the access to the site as agreed on application WA/2014/2384. The layout comprises of a central road which forms a loop around the bulk of the site and a spine road which runs off to the north east, containing a separate cul-de-sac. Properties face out onto this central road with the exception of six dwellings in the middle of the site which are positioned within a central cul-de-sac.

The parking is proposed to be through either courtyard parking (of which there are three courtyards throughout the development), frontage parking, or on driveways to the side of properties in the case of the larger detached units.

The layout proposes the affordable housing to be located off the main spine road and clustered in three areas, with one area being along the southern boundary and the other two being to the east and west, the clusters are separated by market units. Space has been laid out on the site plan for a LEAP and LAP in the south western corner of the site.

The layout also allows for a pedestrian link to the Downslink to the north east, which would allow a pedestrian route from the site to Cranleigh High Street.

2. Description of proposed scale

The majority of the proposed built form would be two storeys in height. However, the largest of the proposed buildings would be the three flatted buildings, which would be three storey in height and would have a maximum ridge height of approximately 12 metres.

The application proposes a mixture of dwelling houses, with a range of detached semi detached and terrace properties, ranging in height and scale from two storey to two storey with accommodation in the roof space. The maximum ridge height of the proposed dwellings would be approximately 10.4 metres.

3. Description of proposed landscaping

The application plans show open space close to the entrance of the site, along the internal spine road in front of plots 89 to 102, and also around a

LAP/LEAP which is proposed to be located in the south western corner of the site. Additional planting is proposed around these areas.

A mixture of boundary treatments are proposed, with 1.8 metre boundary walls being used where the boundaries front onto a road and close board fencing being used in less prominent locations. The application also proposes acoustic fencing to the southern boundary and to the northern boundary around the proposed car parking.

A mixture of surfacing materials are proposed with the roads and driveways being completed with permeable paving.

4. Appearance

The application proposes a mixture of building types, these are all proposed in a traditional form. The proposed dwellings include a mixture of gable features, bay windows and some of the taller properties include dormer windows providing accommodation within the roof space.

A variety of tile hanging, cladding and render is proposed to the frontages, and a range of different brickwork and tiling is proposed, ensuring that the buildings are not just varied in design but also in materials.

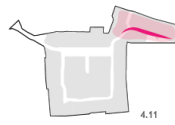
Three flatted buildings are proposed, one to the north of the site and two to the south. The flatted buildings have windows breaking the eaves line within gabled roof features.

Proposed Site Plan



Street Scenes

1.



2.



3.



Proposed flatted building (front elevation)



Relevant Planning History

WA/2017/1917	Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/2384) erection of 120 new dwellings with associated parking, landscaping, open space and works.	Withdrawn 02.01.2018
WA/2014/2384	Outline application for the erection of 120 dwellings following the demolition of the existing industrial buildings with associated landscaping. Access to be determined with all other matters reserved.	Refused 30.09.2015 Appeal Allowed 05.01.2017

Planning Policy Constraints

On site Gas Installation – within the north eastern part of the site
Southern Gas Networks – low pressure pipelines within the site, medium pressure pipelines across the site access.
Footpath – Footpath 460 runs along the Elmbridge Road adjacent to the site access
TPO – WA/175 – relating to a number of boundary trees – made in 1985
Potentially contaminated land

Development Plan Policies and Proposals

The development plan includes:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018)
- Waverley Borough Local Plan 2002 (retained policies February 2018)
- South East Plan (saved policy NMR6)
- Farnham Neighbourhood Plan (made May 2017)

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

The relevant policies to this application are:

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

Retained Policies of the Waverley Borough Local Plan 2002: D1, D2, D3, D4, D6, D7, D8, D9, C7.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Strategic Flood Risk Assessment (2015/2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Surrey Design Guide (2002)
- Cranleigh Design Statement

Consultations and Town/Parish Council Comments

County Highway Authority	No Objection Subject to conditions
Cranleigh Parish Council	<p>No Objection</p> <p>Members would like to see the bin areas at the entrance to the site be a central feature. This is in relation to plots 89-92 and 99 -102 of the site plan.</p> <p>It was agreed that a defined closed boundary should be made between this site and Berkley Homes site.</p> <p>Attention should be made to ensure there is sufficient access for emergency vehicles and refuse trucks.</p>
Lead Local Flood Authority	The drainage plan aims to discharge at Greenfield run-off rate and appears to have attenuation storage on site. No further details have been provided at this stage.

	Please include the requirements of what is needed to discharge condition 9.
Thames Water	No Objection Waste comments – No objection on capacity grounds. Water comments – Developers should take into account the minimum pressure within their design.
Environment Agency	Please take into account any conditions we requested and were applied on the outline consent.
Health and Safety Executive	Bespoke comments received, confirming withdrawal of objection subject to condition.
Natural England	No comments
Environmental Health (Pollution Control Officer)	A remediation strategy has been agreed for the site under the outline permission.
Environmental Health (Waste)	Access Roads would need to be capable of accommodating a collection vehicle. Each dwelling will need to have space for waste and recycling bins.
Surrey Wildlife Trust	The landscaping plan includes a number of non native species. The plan should be amended to include more native species. (amended plans have been received and are acceptable). Further details in relation to lighting would be required in relation to condition 14 of the outline consent.
Surrey Police (Design Out Crime Officer)	Some concerns raised: - concerns with the use of communal car parks - undercrofts between plots 11 and 12 should

	be gated to prevent gathering.
Council's Housing Enabling Officer	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 12/05/2017 site notices were displayed around the site on the 10/05/2017 and neighbour notification letters were sent on the 03/05/2017.

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

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

Determining Issues

Principle of development

Housing Mix

Landscaping and appearance

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

Layout

- Design/Impact on visual amenity
- Impact on residential amenity
- Parking, Access and Highway Safety

Scale

Flood Risk and Drainage

Ecology

Pre Commencement Conditions

Working in a positive/proactive manner

Planning Considerations

Principle of development

This application seeks consent for reserved matters following grant of outline planning permission under reference WA/2014/2384. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application. The matters which have been reserved for consideration are the appearance, landscaping, layout and scale of development. The report will consider the reserved matters in turn after addressing the change to housing mix.

Housing Mix

Although the number of units and the percentage of affordable housing have remained as consented, the overall mix of units has been altered slightly from that which formed the original outline. A table showing the proposed mix in relation to the Strategic Housing Market Assessment (SHMA) is provided below:

Market

Bedrooms	Number of units proposed	SHMAA recommended mix
1	8 – 9.5 %	10 %
2	27 – 32.1 %	30%
3	32 – 38 %	40%
4+	17 – 20.2 %	20%
Total	84	100%

Affordable homes

Bedrooms	Number of units proposed	SHMAA recommended mix
1	14 – 38 %	40%
2	13 – 36.1%	30%
3	7 – 19.4 %	25%
4+	2 – 5.5 %	5%
Total	36	100%

The mix of housing still continues to be close to the SHMA requirements, and is acceptable. With regards to the Affordable Housing provision, the Council's Housing Enabling Officer is supportive of the changes, as it allows for the

provision of 2 four bedroom units which are required for closer compliance with the SHMA. The split between affordable rent and shared ownership would be at 70% affordable rent and 30% shared ownership, this tenure split is acceptable and in line with the needs identified in the latest SHMA and Policy AHN1 (Affordable Housing) of the Local Plan (Part 1) 2018.

Reserved matters

Reserved Matter: Landscaping and Appearance

- a) Design/impact on visual amenity (having regard to the reserved matters of landscaping and appearance)

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2012.

With regards to landscaping, it is noted that the site is currently covered in hard standing, and although there are some boundary trees, the site does not contain many existing soft landscaping features. This application has been supported by the submission of detailed landscaping proposals which show areas of grass in front of properties softening their impact on the street scene, and a mixture of new planting comprising of a mixture of native species along with some non-native flowering species. No objections have been raised by the Council's Arboricultural Officer on grounds of species or distribution of planting. Whilst the Surrey Wildlife Trust initially raised concerns with the amount of non native species proposed, the applicant has adjusted their landscaping plans to address this increasing the amount of native planting where appropriate.

With regards to the impact on adjacent trees, it is noted that a number of mature boundary trees are located round the development site. Some of these trees would be close to the proposed gardens (notably the garden of Plot 42 would contain a large oak tree), and it is accepted that there may be future pressure to prune or remove surrounding trees where rear gardens back onto the site boundaries. However, the most acceptable approach to developing the site for housing does, in Officers opinion, require rear gardens to be facing out towards the boundaries, and Officers are of the view that the layout would not afford space to move the buildings significantly further from the boundary trees. Whilst it is accepted that there would be some future pressure on the boundary trees, the benefits of bringing forward in a legible layout for the development, would outweigh the harm to these trees. Appropriate conditions

can ensure that any impact from the development would be kept to the minimum required.

With regards to hard landscaping features, such as fences/walls and paving. Boundary enclosures have been set back from the street scene behind grassed verges. Where boundary treatments face the road the materials would be brick rather than closed boarded fencing, ensuring a high quality finish. The access roads, parking spaces and driveways would be constructed with permeable paving. The proposed hard landscaping features are acceptable.

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

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

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

It is noted that the application site is set back from the road frontage, and was originally occupied by large industrial buildings which did not contribute positively to the character of the village, notwithstanding this, it is important that any new development responds positively to the character of the area. The applicant has chosen a traditional form to the buildings, this is an appropriate approach and allows the development to integrate into the surroundings. The proposed dwellings are well designed with an appropriate mixture of building types and materials are proposed, thus ensuring that the design approach would not appear unduly regimented. Where appropriate the facades of the larger buildings have been broken up by introducing large front gable features. It is also notable that some properties have tall roofs with dormer windows providing accommodation in the roof space, these have been

sympathetically designed with well proportioned dormers. The use of tile hanging, cladding and other materials keeps a visual interest to the facades.

The majority of buildings are two storey in height (albeit with some of the properties having accommodation in the roof space). It is noted that flatted blocks would be three storey in height. These flatted buildings have been sensitively designed to ensure that the bulk of the building would not appear over dominant, the design incorporates gables within the roof and a mixture of materials in order to break up the built form.

With regards to the impact on visual amenity details in relation to Landscaping and Appearance are be acceptable. There would be no significant conflict with the design guidance within the Cranleigh Design Statement, and the development would comply with the objectives of Policy TD1 of the Local Plan (Part 1) 2018, retained Policies D1 and D4 of the Local Plan 2002 and guidance contained in the NPPF in this regard.

b) Impact on residential amenity (having regard to the reserved matters of Landscaping and appearance)

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2012.

The landscaping if poorly arranged does have the potential to adversely impact on the amenities of neighbours or future occupants of the development. It is noted that there are mature trees along the eastern and southern boundaries which would be within the rear gardens of the proposed dwellings. A mature Oak tree would cover a significant amount of the garden of Plot 42, however, given the distance of separation of approximately 11.4 metres from the rear wall of the building to the trunk of the tree it is considered that subject to pruning of the canopy appropriate amenity could be afforded. It is recognised that there would be some impact on boundary trees, however adequate amenity can be afforded to the proposed dwellings.

The proposed landscaping would therefore not conflict with the amenities afforded to residents or the objectives of Policy TD1 of the Local Plan (Part 1) 2018 or retained Policies D1 and D4 of the Local Plan 2002 in this regard.

Reserved Matter: Layout

a) Design and Impact on visual amenity (having regard to the reserved matter of Layout)

The site itself is largely square in shape, with the site set back from the Elmbridge Road and accessed using the existing vehicular access. The layout includes a central spine road which goes in a loop around the site, and spurs off to the north east to provide a separate cul-de-sac.

An indicative plan was submitted with the outline submission which showed a similar road layout, however parking and built form was in a regimented pattern. The layout has been revised for this reserved matters submission, ensuring that there would be more relief in the built frontages and better spacing between buildings than shown on the indicative outline plans.

The development consented at the outline stage would result in a density of 38 dph, and therefore regardless of the design solution the layout would appear as an urban housing development, this is considered to be consistent with the sites surroundings within the built up settlement area and on a previously developed site containing large bulky industrial buildings.

The mixture of building types, varied building lines and retention of space between the buildings ensures that the layout would not appear unduly dense or harmful in terms of visual amenity. Footpaths provide connections to the downlink to the north, and a mixture of footpaths and shared surfaces are proposed within the development to ensure that there is good pedestrian accessibility.

The affordable housing would be split across three separate parts of the site, with the flatted buildings and terraced dwellings running along the southern boundary all being part of the affordable provision and six semi detached units along the eastern boundary and a further cluster of dwellings along the western boundary. The layout ensures that the affordable housing would be well integrated into the development.

There would be space within the individual gardens for the storage of bins for refuse and recycling, furthermore, the plans for the proposed flatted buildings also incorporate communal bin storage. A condition is recommended, in the event that the reserved matters are approved, requiring the provision of the refuse/recycling storage.

The layout is considered to be acceptable with regards to the impact on visual amenity.

b) Provision of playspace (having regard to the reserved matter of Layout)

Policy TD1 of the Local Plan (Part 1) 2018 requires the appropriate provision of on site play provision. 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. Retained Policy H10 of the Local Plan 2002, can also still be attributed significant weight, this policy 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.

The proposal includes the provision of a locally equipped area of play (LEAP) and a Local Area of Play (LAP). This would be located in the south western corner of the site. Officers are satisfied that the location of the LEAP and LAP would be suitable given the constraints of the site. The LEAP and LAP would be naturally overlooked by plot 72 and 71, as primary windows have been positioned into side walls facing the play space, which is beneficial in terms of providing natural surveillance.

In addition to the play space and open space within the development, this site is located within close walking distance from the Cranleigh Village Centre, and benefits from the open space which can be found in and around the Village.

c) Impact on residential amenity (having regard to the reserved matter of Layout)

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

In terms of built relationships between the development and neighbouring residential properties, the closest adjoining neighbours to the north are the properties within Newbridge Court, Bridge Cottages, New Bridge Cottages and Vine House. To the east, there is 1 and 2 Railway Cottages. The land to the west is currently undeveloped land which forms part of phase 2.2 of the Land South of the High Street. The land to the south of the application site is occupied by Littlemead Industrial Estate, and to the west are 1 to 14 Vine Cottages, Freashfields and Martha's Cottage.

In terms of the impact on Newbridge Court, the closest properties proposed to Newbridge Court are Plots 1 and 2, given the depth of the rear gardens of plots 1 and 2 (approximately 10 metres) and the position of the courtyard parking between the properties at Newbridge Court and the development site the proposal would not cause an overbearing impact, loss of privacy or loss of light to the occupants of these properties. Bridge Cottages and New Bridge Cottages would have a rear garden to rear garden relationship with the proposed dwellings running along the northern site boundary, It is noted that some of the proposed properties have tall roofs, first floor living space and rear dormer windows, notwithstanding this, the rear wall to rear separation distances range from approximately 50 metres to approximately 45 metres. On this basis the pattern of overlooking of these properties is not direct and would not be harmful to residential amenities.

Vine House to the north of the site would be separated by an adequate distance from the proposed new dwellings. A rear parking courtyard would however abut the garden of this property. Acoustic fencing has been shown on the plans, and details of the specification could be secured via condition. No objection has been raised by Environmental Health on noise impacts from the development.

1 and 2 Railway Cottages have rear gardens which form the eastern site boundary. Plot 30 would be the closest dwelling to the rear gardens of these properties. The application as originally submitted showed the property at an angle to the boundary and resulted in rear windows facing towards the gardens of these properties causing a direct pattern of overlooking. The proposed property (Plot 30) has been repositioned so that the flank of the building faces the site boundary. Any overlooking would now be at an angle that would be indirect, and not harmful to residential amenity. Furthermore, taking into account the depth of the gardens at 1 and 2 Railway Cottages, and the setting of Plot 30 approximately 2 metres off the boundary the proposal would not result in a harmful pattern of overlooking or loss of light. The development would be acceptable with regards to the impact on the amenities of occupants of 1 and 2 Railway Cottages.

Whilst the proposed flatted buildings near the southern site boundary would be clearly visible from the land to the south, this land is occupied by an industrial use and therefore the presence of the new building would not cause harm to neighbouring amenity.

1 to 14 Vine Cottages, Freashfields and Martha's Cottage all have substantial rear gardens, with the buildings set off the boundary with these properties the application is considered to be acceptable with regards to the impact on the amenities of these neighbouring dwellings.

The residential amenity afforded by the layout on the future occupants is also a material consideration. The proposed development allows for garden spaces for the proposed dwelling houses at depths of between 9 and 14 metres, which is acceptable. It is however recognised that the amenity space afforded to the flats to the south of the site would be quite small, however, in the absence of an adopted Local Plan Policy setting out a standard for the amenity space for flats. On balance, taking into consideration that some amenity space would be afforded to these flats, and the proximity to the Village centre where open space is readily available this is not so harmful to warrant refusal.

It is noted that the Design out Crime Officer has raised concern with parking outside of residential curtilages and also the provision of an undercroft between plots 11 and 12. Officers have reviewed the relationships of the buildings with the parking courtyards and parking in front of flats and are of the view that a good level of natural surveillance would be provided to all parking areas. The Design out Crime Officer has suggested that the second point regarding the undercroft could be resolved by the provision of gates. Appropriate gates could be secured via condition.

The built relationships within the development itself are acceptable, properties would not result in harmful patterns of overlooking or cause overbearing impacts to each other. The proposal would accord with the objectives of Policies TD1 of the Local Plan (Part 1) 2018 and retained Policies D2 and D4 of the Local Plan 2002, along with guidance contained in the NPPF in this regard.

d) Parking Provision and Highway Safety (having regard to the reserved matter of Layout)

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.

With regards to the layout of the internal road network, the applicant has provided swept path analysis showing that the site can be accessed adequately by a refuse vehicle and also a fire tender. Concerns were initially raised by the County Highway Authority with regards to footpaths and pedestrian movements. This resulted in additional footpaths being added, which has satisfied the County Highway Authority's concerns. The

development would be served by a mixture of shared surfaces and footpaths this approach is acceptable. The proposal would be acceptable with regards to access within the development and highway safety.

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

Dwelling size	Guideline no. of spaces per unit	No of spaces required for development
1-bedroom	1	22
2-bedroom	2	80
3-bedroom +	2.5	145
		247

The Parking Guidelines indicate that proposal would generate a need for 247 parking spaces to be provided. The proposal would provide 265 in total. It is noted that some 3 bedroom units would be provided with 2 spaces with the standard being for 2.5 spaces causing some areas to be slightly below the standard, however when taken as a whole the development would ensure that sufficient parking is provided to meet the needs of future occupants, with the total provision exceeding the requirements. Furthermore, spaces are reasonably distributed and located in relation to the proposed dwellings.

Cycle storage is possible for each unit and the fats have been provided with separate cycle stores. The details of which have been agreed with the County Highway Authority.

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

As such, the proposal would comply with Policy ST1 of the Waverley Borough Local Plan 2002, guidance contained in the NPPF and the Council's Parking Guidelines 2013.

Scale

The dwelling houses would all two storey in height, albeit with some of the units having accommodation within the roof space, the proposed dwellings would be and of a scale in keeping with the existing residential development

found in the surrounding village. Furthermore, the bulk and width of the dwelling houses is not considered to be excessive.

The application also proposes larger flats to the south of the site, and a flatted building at the entrance to the site (north western corner). The maximum height of these buildings is 12 metres, and the bulk and massing has been broken up by the design with gables within the roofline, and the use of a mixture of materials. The development would not appear excessive in scale when viewed in the context of the surrounding development once completed. Furthermore, given the backland formation of the development these larger buildings would not be prominent in the Elmbridge Road street scene.

With regards to the size and scale of the buildings, and the space afforded within them, In March 2015 the Department for Communities and Local Government issued Nationally Described Space Standards for internal spaces. The Nationally Described Space Standards are treated as guidance for new residential development. In this instance the majority of units would exceed these space standards, two of the property types would fall below the space standard. The Melbourne house type, which a 3 bed 5 person private ownership unit would have a floor space of 88 square metres rather than 93 square metres, and the AF2 a 2 bedroom 4 person flat would have floor space of 63.9 square metres rather than 70 square metres. The majority of units would meet the standard, and where the units fall below the standard the units would still be of a functional size. In the absence of an adopted Local Plan Policy which requires the development to meet the prescribed space standards there is no grounds to refuse the development due to this level of deviation.

The proposal is considered to be of an acceptable scale and would comply with the objectives of Policy TD1 of the Local Plan (Part 1) 2018, and retained Policies D2 and D4 of the Local Plan 2002 along with guidance contained in the NPPF in this regard.

Flood Risk and Drainage

This site is located within an area of low flood risk. In terms of surface water drainage is currently covered with hard standing, affording the development the opportunity to improve the way that the site drains surface water. The outline consent (WA/2014/2384) included a full Flood Risk Assessment, and consent was subject to a condition 9 requiring details of surface water and foul drainage to be submitted and approved prior to commencement of development. Although some details have been submitted with this outline application, further details will be required prior to commencing development on site. The Lead Local Flood Authority have been consulted and have

confirmed that the drainage plan is of a reasonable design and aims to discharge at Greenfield run-off rates and includes introduction of on site attenuation storage, although further details would be required via condition 9 on the outline consent prior to commencing development.

With regards to foul sewerage, Thames Water has been consulted and has confirmed that there is no objection on capacity grounds.

This application is acceptable with regards to the impact on flood risk, surface and foul water drainage.

Ecology

The original outline consent included the submission of detailed ecological surveys. Given the characteristics of the site, no significant ecological constraints were identified. The report did however identify that parts of the site were used for foraging and commuting bats.

Comments have been received from the Surrey Wildlife Trust in relation to the planting, as they want to ensure that as many native species are used as possible, and in relation to the lighting as it is important to ensure that the external lighting is at an appropriate level in relation to the impact on bats. With regards to the planting of native species, the applicant has revised their planting schedule to increase the number of native species, addressing the Wildlife Trusts concerns. With regards to lighting, it is recognised that details are sought via condition 14 of the outline consent, and do not form part of the current application. Notwithstanding this, indicative details were provided during the course of this application, however, further revisions to the specification would be required to ensure that there would not be significant light spillage. It is considered reasonable to place an informative on any consent setting out what would be required in relation to condition 14.

Subject to satisfactory details being provided in relation to the conditions on the outline consent, the development is acceptable with regards to ecology.

Pre Commencement Conditions

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

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the

case of each pre-commencement condition, for the condition being a pre-commencement condition.

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

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

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

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

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

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

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

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

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

Other Matters

Consent was granted on part of the site in 1992 under the provisions of the Planning (Hazardous Substances) Act 1990, for the storage of hazardous substances. This consent was granted to Waverley Gas and Tool Hire.

Bespoke comments have been sought from the Health and Safety Executive (HSE) in relation to this matter, who have confirmed that subject to an

appropriate condition ensuring that prior to occupation the licence be revoked, objection from the HSE be withdrawn.

The applicant has confirmed that Waverley Gas and Tool Hire no longer have control over the land. The Council has also checked that they are not an owner of the land.

Section 17 of the Planning (Hazardous Substances) Act 1990 that states at Section 17(1) that " a hazardous substances consent is revoked if there is a change in the person in control of part of the land to which it relates, unless an application for the continuation of the consent has previously been made to the hazardous substances authority".

No application for continuation has been made, and therefore the Council consider that the consent has been revoked. On that basis there is no requirement for the condition recommended by the HSE. The Council are waiting confirmation that the HSE that they accept there is no need for the condition, and therefore further comments will be updated to the committee on this matter.

Any contamination of the land, is a separate matter, and would be dealt with by conditions 6, 7 and 8 of the Outline consent.

Conclusion

The principle of development on this site for 120 dwellings has been agreed at outline stage via granting of planning permission under WA/2014/2384. This proposal relates to reserved matters in relation to the layout, landscaping, scale and appearance.

The proposed layout is acceptable and allows for spacing between buildings, parking and a suitable area of play space. The scale of buildings responds positively to the surrounding area with the majority of properties being two storey in height, and the taller flatted buildings being sensitively designed to ensure that they respond positively to the character of the area. The design takes a traditional approach, with materials and form being drawn from buildings in the surrounding area.

The application provides internal access and parking which is considered to be acceptable, and details have been provided to suggest that a positive approach to surface water drainage can be achieved.

Therefore, the application is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are:

Drawing Number Title

59719-100 Site Location Plan

59719-101 Rev. G SiteLayoutPlan

59719-102 Rev. F External Materials and Boundary Treatments

59719-104 Rev. H Affordable Tenure Plan

59719-105 Rev. F Storey Heights Plan

59719-106 Rev. F RefuseStrategyPlan

59719-107 Rev. F Parking Strategy

59719-111Rev. A Street Scenes

LHG 59719-120 Edale: Floor Plans

LHG 59719-121 Edale: Elevations

LHG 59719-122Rev. A Beeley: Floor Plans & Elevations

LHG 59719-123Rev. A Melbourne: Floor Plans

LHG 59719-124Rev. A Melbourne: Elevations

LHG 59719-125 Beeley: Floor Plans

LHG 59719-126Rev. B Beeley: Elevations

LHG 59719-129 Ingleby: Floor Plans& Elevations

LHG 59719-130 Ingleby: Floor Plans & Elevations

LHG 59719-131 Aston: Floor Plans& Elevations

LHG 59719-132 Downshire: Floor Plans & Elevations

LHG 59719-133 Calver: Floor Plans & Elevations

LHG 59719-134Rev. B Hascombe: Floor Plans

LHG 59719-135Rev. A Hascombe: Elevations

LHG 59719-136Rev. B Bramley: FloorPlans

LHG 59719-137Rev. B Bramley: Elevations

LHG 59719-138 1 bed flats: Ground Floor Plans

LHG 59719-139 1 bed flats: First Floor Plans

LHG 59719-140 1 bed flats: Second Floor Plans

LHG 59719-141 1 bed flats: Elevations

LHG 59719-142 1 bed flats: Elevations

LHG 59719-143 Beeley & Downshire: Plans

LHG 59719-144 Beeley & Downshire: Elevations

LHG 59719-148 AF3 & AF2: Plans

LHG 59719-149 AF3 & AF2: Elevations

LHG 59719-150 AF2 & AF3: Floor Plans

LHG 59719-151 AF2 & AF3: Elevations

LHG 59719-156Rev. B AF2: Floor Plans

LHG 59719-157Rev. A	AF2: Elevations
LHG 59719-158Rev A	AF3: Floor Plans
LHG 59719-159Rev. A	AF3: Elevations
LHG 59719-160Rev. A	Garages: Floor Plans&Elevations
LHG 59719-162	BikeStore: Floor Plans & Elevations
LHG 59719-180 Rev. A	AF1 Flats: Ground Floor Plan
LHG 59719-181 Rev. A	AF1 Flats: First Floor Plan
LHG 59719-182	AF1 Flats: Second Floor Plans
LHG 59719-183	AF1 Flats: Elevations
DrawingNumber	Title
LHG 59719-185 Rev. A	AF1 & AF2 Flats: Ground Floor Plan
LHG 59719-186 Rev. A	AF1 & AF2 Flats: First Floor Plan
LHG 59719-187 Rev. A	AF1 & AF2 Flats: Second Floor Plan
LHG 59719-188 Rev. A	AF1 & AF2: Elevations
LHG 59719-189Rev. A	AF1 &AF2: Elevations
LHG 59719-190	AF4: Floor Plans
LHG 59719-191	AF4: Elevations
LHG 59719-192	AF2 + AF3 + AF2: Floor Plans
LHG 59719-193	AF2 + AF3 + AF2: Elevations
734/CYCLES/01	Cycle store detail (plots 47-54 & 81-88)
734/CYCLES/02	Cycle store detail (plots 55-66)
MILL21326 11F-Sheet 1	Soft Landscape Proposals -Sheet 1
MILL21326 11F-Sheet 2	Soft Landscape Proposals -Sheet 2
MILL21326 11F-Sheet 3	Soft Landscape Proposals -Sheet 3
MILL21326 11F-Sheet 4	Soft Landscape Proposals -Sheet 4
MILL21326 11F-Sheet 5	Soft Landscape Proposals -Sheet 5
MILL21326 12G-Sheet 1	Hard Landscape Proposals -Sheet 1
MILL21326 12G-Sheet 2	Hard Landscape Proposals -Sheet 2
MILL21326 12G-Sheet 3	Hard Landscape Proposals -Sheet 3
MILL21326 12G-Sheet 4	Hard Landscape Proposals -Sheet 4
MILL21326 12G-Sheet 5	Hard Landscape Proposals -Sheet 5
MILL21326 20B	Play Area Proposals
MILL21326-03C	Tree Protection Plan
17-179/001 Rev. H	General Arrangement
17-179/002 Rev. L	Refuse Vehicle Swept Paths -Sheet 1 of 2
17-179/003 Rev. L	Refuse Vehicle Swept Paths -Sheet 2 of 2
17-179/004 Rev. J	Surface Water Drainage and Levels Plan
17-179/008 Rev. G	Foul Water Drainage and Levels Plan
17-179/009 Rev. J	Fire Tender Swept Paths -Sheet 1of 2
17-179/010 Rev. J	Fire Tender Swept Paths -Sheet 2 of 2

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans.

2. Condition

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

Reason

In the interests of the character of the area, to accord with the objectives of Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D2 and D4 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the consent.

3. Condition

Prior to first occupation details of the layout and specification of the LEAP and LAP, and any means of enclosure of the LEAP shall be submitted and approved by the Local Planning Authority. Once approved the LEAP shall be implemented prior to first occupation of plots 116, 71 and 72 and shall be retained at all times in accordance with the approved details.

Reason

To ensure the provision of appropriate play space, to accord with the objectives of Policy TD1 of the Local Plan (Part 1) 2018 and retained Policy H10 of the Local Plan 2002.

4. Condition

Prior to first occupation of the development hereby approved, full details of the gate at the entrance to the rear courtyard parking (between plots 11 and 12), shall be submitted to and approved by the Local Planning Authority. Once approved, the gate shall be erected prior to first occupation of the development and retained at all times in accordance with the approved details.

Reason

To ensure that a suitable layout is secured in the interests of designing out crime, to accord with the objectives of Policy TD1 of the Local Plan (Part 1) 2018 and guidance contained in the NPPF.

5. Condition

Prior to first occupation of the development hereby approved, full details of the specification of the acoustic fencing along the northern boundary shall be submitted to and approved by the Local Planning

Authority. Once approved, the fencing shall be erected prior to first occupation of the development, and shall be retained at all times in accordance with the approved details.

Reason

In the interest of the amenities of occupants of adjoining properties, to accord with the objectives of Policy TD1 of the Local Plan (Part 1) and guidance contained in the NPPF.

6. Condition

The development hereby approved shall not be first occupied unless and until the proposed modified site access to Elmbridge Road, including the priority give-way arrangement on the access road, have been constructed in accordance with the approved plans. There shall be no obstructions to the visibility splays at the site access onto Elmbridge Road between 0.6m and 2.0m above ground level.

Reason

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

7. Condition

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

Reason

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

8. Condition

The development hereby approved shall not be first occupied unless and until secure cycle parking for each dwelling has been provided, in accordance with the approved details pursuant to this application. The secure cycle parking shall thereafter be retained and maintained for its designated purpose.

Reason

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

9. Condition

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

Reason

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

10. Condition

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

Reason

In the interest of the amenities of the area and to ensure appropriate levels of parking are maintained on site, in accordance with Policies ST1 and TD1 of the Local Plan (Part 1) 2018, and retained Policies D2 and D4 of the Local Plan 2002.

11. Condition

Prior to the commencement of development and before any alteration of the existing condition of the site takes place, a pre-commencement meeting will be held with the appointed arboriculturist and Local Planning Authority Tree Officer to agree on-site in-situ braced scaffold fencing and ground protection measures and method and sequencing of the development process in accordance with the details submitted within the arboricultural report and associated Tree Protection Plan MILL21326-03 by ACD. Works shall be carried out in accordance with the phasing and detail contained within the submitted arboricultural method statement. The protective fencing to remain in situ for the entire duration of development and only be removed following prior agreement 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.

12. Condition

a) No development, site remediation, 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 pre-commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and personnel responsible for the implementation of the approved development and timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter.

13. 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.

14. 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.

15. Condition

Prior to commencement of development, full details of proposed site levels shall be submitted to and approved by the Local Planning Authority. Once approved the development shall be completed at all times in accordance with the approved details.

Reason

In the interest of the visual amenities of the area and residential amenities. To accord with the objectives of Policy TD1 of the Local Plan (Part 1) 2018, retained Policies D2 and D4 of the Local Plan 2002 and guidance contained within the NPPF.

Informatives

1. IMPORTANT Please note that our plans indicate that Low pressure gas pipelines are located within the central part of the site and Medium pressure pipelines are located at the site entrance. This may have a significant impact on construction methods.
2. Please note that in order to provide satisfactory details in relation to condition 9 of the outline consent WA/2014/2384, the following details will be required in relation to surface water drainage:
 - Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+30% allowance for climate change) storm events including a 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate (as agreed by the LPA).
 - Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
 - Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
3. Please note that indicative details provided in relation to condition 14 are unlikely to be acceptable, the Wildlife Trust have indicated that lower level lighting would be required to ensure that light spill from the site is not increased. The choice of lamp should be revised towards a narrow spectrum light with reduced UV content, such as a warm light LED. It is also recommend that the choice of lighting design and location of lighting provision is re-evaluated in light of the Bat Conservation Trusts' document entitled ""Bats and Lighting in the UK - Bats and The Built Environment Series.
4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.