

A1 WA/2018/0682
A2 Dominion Developments Ltd
03/04/2018

Details pursuant to outline permission granted under WA/2016/2207 for 67 dwellings together with associated car parking, landscaping and open space pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40 and 41 (as amended by plans and documents received 06/08/2018, 10/09/2018 and 30/10/2018). A statement of conformity to the original Environmental Statement has been provided with this application at West Cranleigh Nurseries, Alfold Road, Cranleigh GU6 8NQ

Committee:
Meeting Date:

Joint Planning Committee
28/11/2018

Public Notice:
Grid Reference:

Was Public Notice required and posted: Yes
E: 504437 N: 138823

Parish:
Ward:

Cranleigh
Cranleigh West

Case Officer:
Expiry Date:
Time Extended Date:
Neighbour Notification Expiry Date:
Extended Neighbour Notification:

Rebecca Clarke
23/07/2018
30/11/2018
01/06/2018
30/08/2018

RECOMMENDATION A

That, subject to conditions and informatives, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

RECOMMENDATION B

That the Committee agree:

1. The details submitted with regard to conditions 4 (phasing), 5 (highways matters), 7 (highways matters), 10 (SuDS), 11 (surface water), 13 (SuDS), 14 (foul water), 15 (FRA), 26 (noise), 40 (levels) and 41 (highways matters) of WA/2016/2207.

2. The details submitted in respect of the Knowle Park Dwellings for WA/2016/2207 (as required by Clause 5.3.1 of Schedule 2 of the Section 106 Agreement); and

3. The details submitted in respect of the Linear Park and Open Space Specifications for WA/2016/2207 (as required by Clauses 4.1.1 and 4.2.1 of Schedule 2 of the Section 106 Agreement).

Introduction

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

Members will recall that this application was originally brought before the Council's Joint Planning Committee on 12th November 2018, and was subject to a decision to defer to seek further information on the phasing elements of the outline permission and the delivery of the Knowle Park Trust units.

Additional information has now been submitted by the Applicant, seeking to address the areas of concern previously raised by Members. This additional information is now brought before the Joint Planning Committee as part of the application for determination.

The submitted additional information consists of the following:

- Letter addressed to Elizabeth Sims from Mr Nick Hutchings, Executive Director of A2Dominion Group, dated 15th November
- Phase 2 + 3 Illustrative Phasing Plan (Drawing No. 01332.P2.3.01 Rev P1)
- A2Dominion Group Annual Report & Accounts 2018

The submitted letter sets out the following information, seeking to clarify a few points and assure Officers and Members of A2Dominion's commitment to the proposed development:

The intended build programme at West Cranleigh Nurseries

- Drawing number 01332_P Rev D1 has already been submitted showing the phasing of the residential development proposed to take place on the western side of Alfold Road – phases 2 and 3.
- As per that set out in the Agenda Report – Phases 2 and 3 are likely to be submitted to the Council for consideration in Spring 2019 and Autumn 2019 respectively. These dates are 'fluid and may be subject to change' having regard to the need to factor in pre-app meetings and these can often take longer than anticipated.
- It is A2Dominion's intention to progress Phases 2 and 3 and this is where the return on capital investment would occur, not Phase 1.

Affordable Housing provision

- Phase 1 would provide 67 dwellings, of which 14 are affordable dwellings (21%)
- 3 dwellings within Phase 1 are being developed and gifted to The Knowle Park Trust to provide them with a long term income stream for the future management and maintenance of Knowle Park.
- Whilst the outline application provides a specific unit mix and 35% affordable housing provision across the development as a whole, there is nothing within the S106 that requires 35% affordable housing to be provided across each phase.
- A2Dominion are happy to ensure that the shortfall in affordable housing provision that occurs on Phase 1 is made up within Phase 2 and that Phase 3 is then self-supporting at 35% affordable housing.
- At present, A2Dominion are looking at the following for the future Phases:

Phase No.	Total No. dwellings	Total No. affordable
Phase 1	67	14 (21%)
Phase 2	118	51 (43%)
Phase 3	80	28 (35%)
Total	265	93 (35%)

- Overall, this would provide 93 affordable units across the development, which would represent 35% of the total 265 dwellings.
- A2Dominion are happy to ensure that the build programme on Phase 2 provides for the majority of the affordable provision to be delivered early on in the phase. In light of this, A2Dominion are happy to instruct Solicitors to submit a separate application under Section 106A of the Town and Country Planning Act to secure the provision of the affordable housing across the phases as stated in the table above. However, it is asked that the current Phase 1 Reserved Matters application proceeds to determination to enable the build programme to start for Phase 1 this winter.

Parkland Management

- The S106 sets out a requirement for the 'Knowle Park Management Plan' to be submitted and for this to set out the method by which the Knowle Park Trust will maintain Knowle Park, in accordance with the 'Knowle Park Specification', how much maintenance will be financed, the composition and management of the Knowle Park Trust and the means by which the Council may verify compliance with the Management Plan.

- The Knowle Park Specification is to be submitted and approved in writing by the Council as part of the reserved matters application for the Public Park.
- The Knowle Park Trust which was set up for the purposes of securing future management of Knowle Park is now registered as a Charity (1176590).
- It is imperative to the future of the Public Park that the Phase 1 Reserved Matters application is approved as soon as possible to help fund the Trust.
- A Reserved Matters application for the Public Park has been submitted to the Council for consideration (current ref: PLE/2018/1076, awaiting registration).
- A2Dominion are working in partnership with Knowle Park Trust to procure, construct and develop the Park as part of their land purchase agreement.

Management of the open spaces within Phase 1

- A2Dominion's core business is the management of houses and estates and we retain a long term interest in developments.
- A2Dominion retain the affordable dwellings and the public areas, the latter through funds raised by our own management company. This is standard practice on all sites. The same strategy would be adopted on Phases 2 and 3.

Other issues arising from the original JPC discussion – boundary treatment at site entrance

- With regard to the 1.2m black metal railings proposed at the site entrance – Cranleigh Parish Council requested that the 'wooden fencing at the entrance site is replaced with long-lasting boundary treatment which has architectural merit'. At the Parish Council meeting, they requested 1.2m black metal railings (the same as the Bellway scheme adjacent to the site). Thus, A2Dominion sought to propose railings as a direct result of local engagement.
- If Members would prefer the originally proposed wooden ranch style fencing, A2Dominion would be happy to agree this.

Information on A2Dominion as set out by the Applicant

- They are a partner Registered Provider in the Borough.
- They achieved a £92.5m surplus in 2017/18 and an operating margin of 33%.
- 37,248 properties are owned or managed across the South East.
- 954 new home completions in 2017/18.
- 7,817 homes in the development pipeline.

- £44.9m of surpluses from in-house and joint venture private sales to be re-invested in future years.
- 3 new joint ventures agreed in the last year.
- Recent purchase of land for 6 new developments in Ealing, Hillingdon, Camden and Southwark.
- Planning permission granted for 6 new developments across London and Southern England, which will create 987 new homes.
- They have agreed 3 £50m loans which will mature in 2023, which will enable them to continue their growth and take on new development opportunities.
- They are an award winning developer – The Evening Standard New Homes Awards 2017 (Winner for Best Large Development (City Wharf)) and RESI Awards 2017 Winner (Large Developer of the Year).
- They take a commercial approach to housebuilding with all surpluses the Group generates being reinvested into supporting their social purpose.
- They are in a very strong financial position to deliver the homes at West Cranleigh Nurseries whatever the economic climate.

The submitted illustrative phasing plan shows the following:



Officers comments in response to the submitted additional information

Officers consider that the information provided in terms of how many units would be delivered as part of future Phases 2 and 3, and specifically how many of those would be affordable units, is sufficient in demonstrating that the

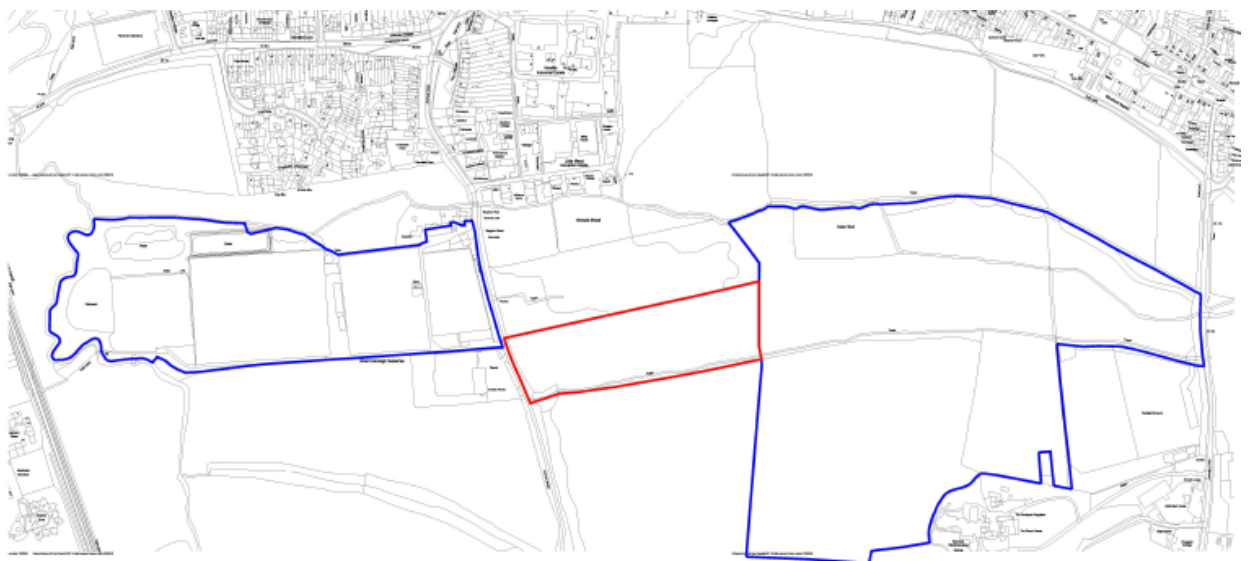
overall affordable housing provision requirement of 35% as set out in S106 Agreement could be satisfactorily achieved across the site.

The current Reserved Matters application does not provide an opportunity to revisit the Section 106 Agreement. However, the Section 106 Agreement secures the setting up of the Knowle Park Trust, which has taken place, and the submission of a detailed specification (Knowle Park Specification) for the provision of Knowle Park (timescales and phasing) as part of any reserved matters application for the Public Park Phase.

Officers can confirm that a reserved matters application for the Public Park Phase has been submitted to the Council for consideration and this is currently undergoing validation checks.

The Section 106 Agreement also secures the submission of a Knowle Park Management Plan, which is to set out the method by which the Knowle Park Trust will maintain Knowle Park in accordance with the Knowle Park Specification; how the maintenance will be financed; the composition and management of the Knowle Park Trust, and the means by which the Council may verify compliance with the Knowle Park Management Plan. These requirements of the Section 106 Agreement are all linked with the Reserved Matters application for the Public Park Phase which, once validated, will be assessed accordingly. The Public Park (Knowle Park) is to be completed in accordance with the agreed Knowle Park Specification no later than the occupation of the 200th dwelling.

Location Plan - showing total area covered by the outline consent (blue) and current reserved matters site (red)



Site Description

The site comprises the 'central area' of the total site area approved under the outline consent, and is located to the east of Alfold Road. The site comprises open fields and measures approximately 3.6 hectares in area.

Background

Outline permission was granted on 10/08/2017 under reference WA/2016/2207 for the erection of 265 dwellings and formation of public open parkland together with associated works, following demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures.

The means of access was considered and approved as part of that application. All other matters were reserved.

- "Means of access" means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted, or, as the case may be, in respect of which an application for such a permission has been made.

This matter is not, therefore, before the Committee for consideration under the current application. In addition to this, this decision established the principle of 265 dwellings on the total site area.

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

- Provision of affordable housing
- Financial contributions to the Arts Centre, Education, Cranleigh Leisure Centre and recycling.
- Highways improvements
- Management Company for the management of managed land and SuDS
- Provision of a Linear Park

This application seeks approval of reserved matters following the granting of outline consent WA/2016/2207. The 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

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

Proposal

The principle of development for 265 dwellings within the total site area has been established through the grant of outline planning permission under reference WA/2016/2207.

This application comprises information, relating to one area of the total site, which was reserved for further consideration as reserved matters. The reserved matters are appearance, landscaping, layout and scale.

The current application relates to the erection of 67 of the 265 dwellings, comprising the 'first phase' of development. Further reserved matters applications would be submitted at a future date in relation to the other 198 dwellings to be provided on the site as a whole.

The development proposed for this phase of the overall development would provide for the following housing mix:

Bedrooms	Market dwellings	Affordable dwellings
1	0	2
2	3 (2 bed flat)	4 (2 bed flat) 6 (2 bed house)
3	16	2
4	31	0
5	3	0

Total	53 (79%)	14 (21%)
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An indicative housing mix was put forward at the outline stage for the total site area, which is set out in the following table.

Bedrooms	Market dwellings	Affordable dwellings
1	0	38 (41%)
2	27 (16%)	29 (31%)
3	81 (47%)	24 (26%)
4	52 (30%)	2 (2%)
5	12 (7%)	0
Total	172 (65%)	93 (35%)

1. Description of proposed layout

- Layout is based on a series of parameter blocks with a central spine road running west to east within the site.
- Pedestrian pathways provided to the north and the south of the site, which would lead to the Public Park phase of the wider development site.
- Two areas of play (LEAP and LAP) would be provided in the northern section of the site.

2. Description of proposed scale

- Two storey dwellings and apartment blocks. Some single storey elements to dwellings.
- Detached bin and bicycle stores to serve apartment blocks.
- Single storey attached, integral garages and car ports.

3. Description of proposed landscaping

- Existing hedgerow planting along the western and southern boundaries to be retained.
- Native buffer planting to be provided along the southern boundary and areas within the site.
- Swales and areas of open green space to be seeded with a meadow grass and wildflower mix.
- Private rear amenity areas are to be seeded with grass, with fruit trees provided for some units. Rear amenity areas would be demarcated with 1.8m high close boarded timber fencing, and would feature areas of concrete flag paving terraces.

- Amenity areas serving the units which are visible in the streetscene are to feature a mixture of ornamental hedges, low evergreen hedging, deciduous hedging and shrub planting. Boundary walls are to feature climbers and wall shrubs.
- Central spine road to feature tarmac surfacing with areas of silver grey linear paving. Bridges would be provided over swales to the north.
- Black metal fencing at a height of 1.2m would be erected at the site entrance.
- Shared hard surfaces would feature buff block paving and private driveways would feature silver grey block paving.
- Footpaths would comprise gravel hoggin with treated timber edging. Emergency routes to the south of the site would feature reinforced grass surfacing.

4. Appearance

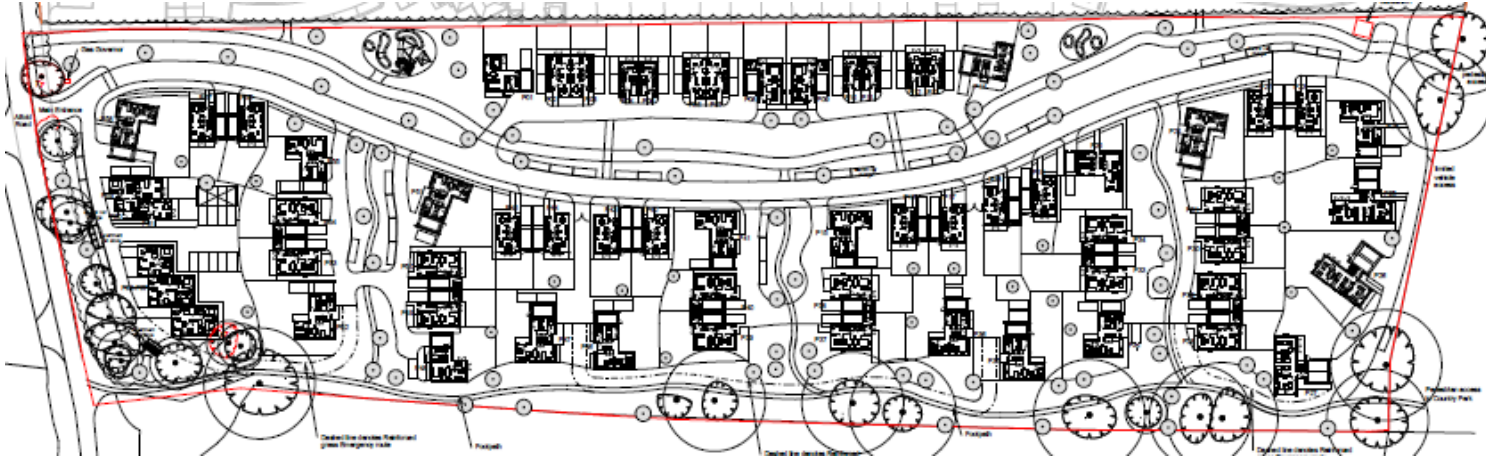
- Dwellings would be of a contemporary design.
- The appearance of dwellings includes architectural features of pitched roofs, gables, recesses and extrusions, framed entrances, balconies and chimneys.
- Mixture of materials to include facing red and white brickwork, tile hanging, timber boarding, and red clay and grey slate roof tiles.
- The site is characterised into three 'character areas' – a 'rural edge' along the southern boundary; a 'linear park' forming the main arrival space and landscaped corridor to the north; and 'greenways' which provide for corridor views through the site from the north to the south.

As part of the current application, the applicants have submitted details to seek to agree the following conditions of the outline permission for subsequent discharge upon implementation:

- Condition 1 – submission of Reserved Matters
- Condition 4 – submission of Phasing Plan
- Condition 5 – scheme for vehicles to park and turn
- Condition 7 – scheme for bicycle parking, pedestrian/cycle route and electric vehicle charging points.
- Condition 10 – details of SuDS/drainage elements
- Condition 11 – surface water drainage scheme
- Condition 13 – SuDS capacity for system failure/exceedance events
- Condition 14 – foul water drainage scheme
- Condition 15 – compliance with FRA
- Condition 22 – archaeological work
- Condition 26 – scheme for noise levels

- Condition 40 – existing and proposed ground levels
- Condition 41 – pedestrian and cycle links to shared boundaries

Proposed Site Plan



Street scenes

Northern row of dwellings (plots 1 – 14)



Section 1
1:200

Lateral Section through the site (plots 21, 20 – 15, 41 – 45, 51)



Section 2
1:200

Western row of dwellings (plots 58 – 67)



Section 4
1:200

Vertical Section through the site (plots 48 – 51, with plot 1 on far left)



Eastern row of dwellings (plots 24 – 27)



House Types

2B1



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Perspective View

3B1



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Perspective view

3B2



3B3



4B1



4B2



Front Elevation



Right Elevation



Perspective View



Rear Elevation



Left Elevation

4B3.1



Front Elevation



Right Elevation



Perspective



Rear Elevation



Left Elevation

4B3.2



Front Elevation
1 : 100



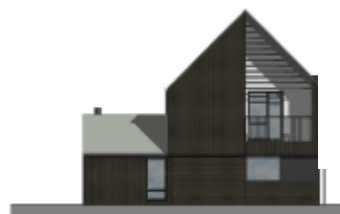
Right Elevation
1 : 100



Perspective view



Rear Elevation
1 : 100



Left Elevation
1 : 100

4B3.3



Front Elevation
1:100



Right Elevation
1:100



Rear Elevation
1:100



Left Elevation
1:100



Perspective View

4B4



Front Elevation



Left Elevation



Rear Elevation



Right Elevation



Perspective View

5B1



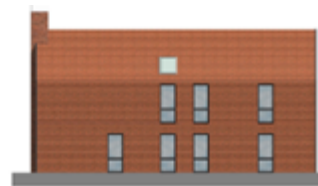
Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation



Perspective View

3D illustrative visuals

Site Entrance



Linear Park – north of the site



Rural Edge – south of the site



Relevant Planning History

NMA/2018/0098	Amendment to WA/2016/2207 for changes to conditions 17, 21 and 29 to allow for phased development.	NMA Allowed 03/09/2018
NMA/2018/0097	Amendment to WA/2016/2207 for changes to condition 16 and 20 to allow for phased development.	NMA Allowed 03/09/2018
WA/2016/2207	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (as amended by additional information received 20.02.2017, and e-mail of the 02.03.2017 containing changes to affordable housing offer).	Outline permission granted 10/08/2017
WA/2015/1569	Outline application with all matters	Refused

	reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures.	29/04/2016 Appeal withdrawn 27/03/2017
SO/2014/0017	Request for Screening Opinion for erection of approximately 265 dwellings and public open parkland.	EIA Required 01/09/2014

Planning Policy Constraints

Countryside beyond the Green Belt – outside any defined settlement area
Strategic Site

Tree Preservation Order – two Oak trees to east of the site

Ancient Woodland 500m Buffer Zone

Section 106 Agreement – in connection with outline consent

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 213 of the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the Waverley Borough Local Plan 2002

The Development Plan policies relevant to this application are:

Waverley Borough Local Plan, Part 1: Strategic Policies and Sites (adopted February 2018):

Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy ALH1	The amount and Location of Housing
Policy ST1	Sustainable Transport
Policy ICS1	Infrastructure and Community Facilities
Policy AHN1	Affordable Housing on Development Sites

Policy AHN3	Housing Types and Size
Policy LRC1	Leisure and Recreation Facilities
Policy RE1	Countryside beyond the Green Belt
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy NE2	Green and Blue Infrastructure
Policy CC1	Climate Change
Policy CC2	Sustainable Construction and Design
Policy CC3	Renewable Energy Development
Policy CC4	Flood Risk Management
Policy SS5	Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh

Waverley Borough Local Plan 2002 (retained policies February 2018):

Policy D1	Environmental Implications of Development
Policy D4	Design and Layout
Policy D6	Tree Controls
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy C7	Trees, Woodlands and Hedgerows
Policy HE15	Unidentified Archaeological Sites
Policy M5	Provision for Cyclists
Policy M7	Footpaths and Cycleways

Other guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Cranleigh Design Statement (2008)

Consultations and Parish Council Comments

County Highway Authority	<u>Comments dated 03/09/2018</u> Further information is required with regard to access for a refuse vehicle and manoeuvring of vehicles to enter/exit parking spaces. The northern path is required to be increased in
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	<p>width to 3m to accord with the outline consent.</p> <p><u>Comments dated 24/10/2018</u> The County Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed in the outline application. Conditions and informatives are recommended.</p> <p>The County Highway Authority is also satisfied that Conditions 5 and 41 could be discharged under the current application. However, further information is required in connection with Condition 7.</p> <p><u>Comments dated 30/10/2018</u> The approach of trickle charge points for dwellings and 3 communal charging points is satisfactory in connection with discharging Condition 7 providing the communal points are fast charge.</p>
Cranleigh Parish Council	<p>No objection</p> <p>The Parish Council supports A2 Dominion in replenishing the northern boundary which was removed by the neighbouring developer. It is requested that the wooden fencing at the entrance site is replaced with long-lasting boundary treatment which has architectural merit.</p> <p>The Parish Council would suggest that the developer seeks further information on the previous dredging of Cranleigh Waters.</p> <p>The Parish Council sets out that there was some concern raised for the breadth and quality of the palette. With a limited palette, the materials and construction must be precise.</p>
Environment Agency	<p><u>Comments dated 15/05/2018</u> The Environment Agency has no objection to the discharge of Condition 15 based on the</p>

	<p>submitted information. The Environment Agency has no comments to make with regard to other conditions.</p> <p><u>Comments dated 30/08/2018</u> The Environment Agency has no comments to make on the amended plans.</p>
Lead Local Flood Authority (LLFA)	<p><u>Comments dated 17/05/2018</u> The LLFA advises that additional information is required before Conditions 10 and 11 can be discharged. Condition 13 can be discharged following review of documents.</p> <p><u>Comments dated 02/08/2018 following receipt of additional information</u> Following additional information received 01/08/2018, the LLFA can recommend that Conditions 10 and 11 can be discharged. Conditions 10c and 11d are not relevant to this application, and 10i cannot be completed as this is a post completion condition which is covered as part of Condition 12.</p> <p><u>Comments dated 17/10/2018 following receipt of amended plans and additional drainage information</u> The LLFA has reviewed the surface water drainage strategy and conditions following receipt of some amended information, and recommends that Conditions 10, 11 and 13 can be discharged.</p>
Natural England	<p><u>Comments dated 11/05/2018</u> Natural England has no comments to make on the conditions.</p> <p><u>Comments dated 28/08/2018</u> The advice provided in the previous response applies equally to the amended plans. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment.</p>

Surrey Wildlife Trust	The Trust has no ecological comment to make concerning details submitted pursuant to the referred to conditions. The applicant should be required to undertake all advised actions in their ecology reports and in the submitted EIA Statement of Conformity.
Thames Water	Thames Water has no objection to the discharge of Condition 14 based on the submitted information.
South East Water	None received.
Southern Water	The site is not located within Southern Water's statutory area for water supply, drainage and wastewater services.
County Archaeologist	<p>Following review of the Geophysical Survey Report, it is considered that further work would be required. The County Archaeologist recommends that the archaeological condition remains in place until a report has been received and mitigation works that may be required identified.</p> <p><u>Comments received 17/10/2018 following receipt of Written Scheme of Investigation</u></p> <p>The document provides an appropriate methodology to clarify the archaeological potential of the site and so enable suitable mitigation measures to be identified should significant archaeology be found to be present. However, should the work reveal that significant archaeology is present then additional site based mitigation work may be required to excavate and record any archaeology in advance of the development works and so a secondary scheme of archaeological work would be required outside of the scope of the current document in order to record, assess, analyse and disseminate the findings of the work. As such, the condition should remain.</p>
County Rights of Way Officer	None received.
Forestry Commission	None received.
Surrey Hills AONB Advisor	As the site is a considerable distance from

	the Surrey Hills AONB and the application is for the approval of details to an outline permission, no AONB views are expressed.
Council's Engineers	None received.
Council's Environmental Health Officer	Condition 26 can be agreed as long as the measures identified in the submitted report are implemented, which has been confirmed.
Council's Environmental Health Officer (Air Quality)	Queries whether the information submitted satisfies the requirements of Condition 7 in relation to the provision of electric vehicle charging points.
Council's Waste & Recycling Co-ordinator	<p>The conditions information does not directly affect the provision of refuse and recycling storage and collection.</p> <p>The indicated points where residents would need to drop their bins off for collection would comply with the regulations according to the Guidance for Developers document which sets out "the distance that residents can take their bins for kerbside collection must not exceed 30m and the distance that waste collection crews can walk to collect bins for emptying must not exceed 25m".</p>
Council's Environmental Pollution Control Officer	No action required – the applicant has confirmed that contaminated land conditions would be addressed separately.
Council's Emergency Planning Officer	None received.
Surrey Police Designing Out Crime Officer	In an attempt to reduce the opportunity to crime and the fear of crime, the Designing Out Crime Officer has commented on the location of the bike store location for the apartment buildings and the car parking around the apartment buildings. The applicant is encouraged to consider submitting a Secure By Design Application.
Historic England	On the basis of information available to date, Historic England does not wish to offer any comments.
Sport England	None received.
Wey & Arun Canal Trust	None received.
Cyclists Touring Club	None received.

Ramblers Association	None received.
Open Spaces Society	None received.
British Driving Society	None received.
Byways & Bridleways Trust	None received.
British Horse Society	None received.
Auto-Cycle Union Ltd	None received.
SCC Director of Public Health	None received.
NHS	None received.
Guildford & Waverley Clinical Commissioning Group	None received.
Health Watch Surrey	None received.
Scottish & Southern Energy	None received.
Scotia Gas Networks	None received.
National Trust	None received.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 04/05/2018, a site notice was displayed at the site and neighbour notification letters were sent on 25/04/2018.

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

- Fourth development planning to enter and exit from the Alfold Road – this is a narrow lane with a single track bridge exiting onto Elmbridge Road. Road access will be limited.
- There are already traffic queues before any of these developments have been built and the current proposal will increase traffic. The effect of this development will be horrendous.
- This part of Cranleigh is flooded in heavy rain.
- Loss of green space and provision of housing is destroying the village.
- Objection to the current scheme remains as submitted for the original proposal under WA/2016/2207.
- Elmbridge village residents should have been consulted as there will be secondary effect due to increased traffic on Elmbridge Road.
- Loss of Ancient Trees
- Impact on wildlife
- Density of dwellings is too high
- Loss of local employer

Further neighbour notification letters were sent on 09/08/2018 following receipt of amended plans.

1 letter has been received making the following general observations:

- Work has been taking place at unacceptable times.

Determining Issues

Principle of development

Housing Mix and affordable housing

Design and impact on visual amenity

Impact on residential amenity

Standard of accommodation and provision of amenity/play space

Waste, recycling and cycle stores

Car parking and highways conditions

Flood risk and drainage

Archaeology

Environmental Impact Regulations 2017

Conditions on WA/2016/2207

Working in a positive/proactive manner

Response to Third Party comments

Planning Considerations

Principle of development

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.

This application seeks approval of reserved matters following grant of outline planning permission under reference WA/2016/2207. 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 addition to any other relevant considerations.

Housing Mix and affordable housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The housing mix proposed under the current Reserved Matters phase is as follows:

Bedrooms	Market dwellings	Affordable dwellings
1	0	2 (14.3%)
2	3 (2 bed flat) (6%)	4 (2 bed flat) 6 (2 bed house) (71.4%)
3	16 (30%)	2 (14.3%)
4	31 (58%)	0
5	3 (6%)	0
Total	53 (79%)	14 (21%)

The outline application indicated the following housing mix for the whole application site:

Bedrooms	Market dwellings	Affordable dwellings
1	0	38 (41%)
2	27 (16%)	29 (31%)
3	81 (47%)	24 (26%)
4	52 (30%)	2 (2%)
5	12 (7%)	0
Total	172 (65%)	93 (35%)

The current phase would provide for 14 affordable dwellings, with the residual market and affordable dwelling requirement being provided as part of a later phase. The overall development would provide for 35% affordable housing, as set out at the outline stage and secured as part of the Section 106 Agreement.

In accordance with the S106 Agreement connected to the outline permission, the current phase would provide for 3 x 2 bed open market units to be set aside for the Knowle Park Trust to provide a long term income stream for the future management and maintenance of the park element. The submission identifies the Knowle Park Dwellings as per Schedule 2, Clause 5.3.1 of the Section 106 Agreement.

The affordable unit tenure of the current phase would be as follows:

2 x 1 bed flat	All affordable rent
4 x 2 bed flat	All affordable rent
6 x 2 bed house	All intermediate housing for shared ownership
2 x 3 bed house	All intermediate housing for shared ownership

Whilst the tenure split would be 56% intermediate housing for shared ownership and 44% affordable rented for this phase, the overall development

would provide for 40% intermediate housing for shared ownership and 60% affordable rented as per the S106 Agreement below:

	Number of Affordable Rented Units	Number of Shared Ownership Units	Total
One bedroom	38	0	8
Two bedroom	8	21	29
Three bedroom	8	16	24
Four bedroom	2	0	2
TOTAL	56	37	93

Officers are satisfied that the overall housing mix, as set out at the outline stage, could be sufficiently provided as part of the overall scheme.

Design and impact on visual amenity

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 2018.

With regard to the appearance of the dwellings, the Cranleigh Design Statement (2008) sets out 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 states that the majority of existing buildings in the locality are two storey in height; however heights of proposed dwellings should be sympathetic to their context. Most roofs are pitched, some with gabled windows, and flat roofs where they exist are disliked.

- Layout

The proposal would create a residential development with buildings facing onto the road network within the site, which would encourage natural surveillance. Dwellings would be provided with private gardens of an acceptable size to serve future occupants. Communal areas would be provided for the flatted units.

The location of footpaths to the northern and southern areas, with connections in between, would provide good permeability across the site and would encourage pedestrian movement within.

Affordable units would be split across two areas within the site. The proposed shared ownership units would be located to the north of the central spine road, and the affordable rent units would be located to the south of the site entrance fronting onto Alfold Road.

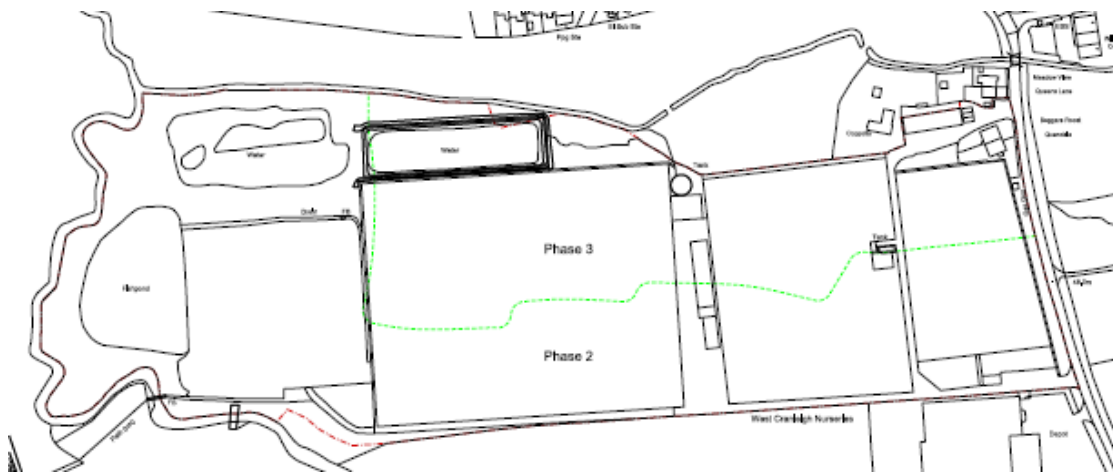
The layout includes areas of open space, with two areas of play located to the north. These areas would be appropriately positioned near to dwellings which would afford a good degree of overlooking and natural surveillance. The integration of soft landscaping and boundary buffers would help to soften the impact of the proposed built form and would be a positive feature in this regard. A substation would be located in the north east corner of the site, which officers consider to be an appropriate position.

A lighting plan has been submitted with the current application, which sets out the proposed locations for bollard lighting throughout the site. Illumination levels have been provided for this lighting; however the Council's Environmental Health Officer has commented that details of maintenance arrangement would also need to be provided following completion of the site. As there is a condition attached to the outline permission (Condition 39), which would secure lighting information being submitted and agreed, it is considered that the required details could be appropriately agreed at a later date.

Information has been submitted as part of the current application in relation to Condition 40 (levels) of the outline permission WA/2016/2207. This has included a plan showing existing ground levels and a plan showing proposed ground and finished floor levels. The information has been reviewed by Officers and it is considered satisfactory in relation to the condition.

Information has also been submitted in relation to Condition 4 (phasing) of the outline permission. This has included a plan (01332.MP1.C4) showing the order of build within the current phase, along with a plan showing the phasing

of the residential development proposed to take place on the western side of Alfold Road (01332_P Rev D1). The information sets out that residential development within the western section of the site would come forward in two stages (Phase 2 and Phase 3), as shown below. The applicant has confirmed that, subject to ongoing investigations and pre-application advice, planning applications for Phases 2 and 3 are likely to be submitted to the Council for consideration in Spring 2019 and Autumn 2019 respectively. These dates are fluid and may be subject to change. However, it is considered that sufficient information has been submitted in order to provide details on the proposed phasing of the residential development in connection with Condition 4.



- Scale

67 dwellings are proposed under the current phase of the development. The height of dwellings would be two storey in nature, although heights of individual units would vary with the variety of roof forms.

At the outline stage, a parameter plan in connection with the building heights was approved. This set out areas of single storey built form up to a maximum of 7m, flats at a maximum height of 10m, 2 storey built form up to a maximum height of 9.5m and 2.5 storey built form up to a maximum height of 10m within the site. The current Reserved Matters application proposes some slight variations to this parameter plan, in that there would be no 2.5 storey built form proposed, some 2 storey dwellings are proposed in areas previously specifying single storey development, and the height of 2 storey built form has been reduced from a maximum of 9.5m to approximately 8m. However, officers consider the removal of 2.5 storey dwellings to be a positive feature and the focus on two storey dwellings is considered to be reflective of the character of the surrounding area. The positioning of 2 storey built form in the areas previously specified as single storey would, in officers' opinion, not result in any material visual harm.

There would be some single storey elements provided within the site, notably in the form of garages. Such form would add variation to the development.

- Appearance

A number of dwellings types are proposed, with varied architectural detailing. Detailing includes balconies, corner windows, chimneys, bays and fenestration of different sizes. Roof forms also vary across the site, including gables and hipped roofs. The inclusion of such features is considered to add interest and variety to the scheme as a whole.

The proposed appearance and architectural design of the units would be of a modern nature. However, officers are of the opinion that such appearance would be acceptable.

It is acknowledged that the use of appropriate materials and their quality would be of great importance. As such, it is considered that it would be reasonable to require samples of materials to be submitted for approval. This would enable control over the quality and detail of the intended materials (Condition 2).

- Landscaping

Access was already agreed as part of the outline application, and this area would be subject to tree removal to facilitate access creation.

The scheme would include areas of hardstanding, which the Applicant has sought to break up visually within the site through the incorporation of areas of soft landscaping and variation to materials.

Amendments have been submitted during the course of the application to ensure that the proposed development would not result in any significant incursion to the root protection areas (RPAs) of the existing mature trees along the southern boundary. Revised landscaping plans have also been submitted, which have been reviewed by the Council's Tree Officer and are considered to be acceptable.

The concept of an above ground construction for the emergency access route along the southern boundary would accord with the BS Recommendations. Confirmation has been sought from the applicant as to the use of pinned timber in connection with this construction method, as this was recommended by the Council's Tree Officer.

Schedule 2, Part 1, Clauses 4.1.1 and 4.2.1 of the Section 106 Agreement set out a requirement for a Linear Park Specification and Open Space Specification respectively, to be submitted for approval as part of the first Reserved Matters application in the residential phase of the development. The linear park and open space details are shown on the submitted hard and soft landscaping plans and Officers are satisfied that an acceptable specification has been put forward. As such, Officers consider that details pursuant to this S106 Agreement requirement can be approved.

Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) 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.

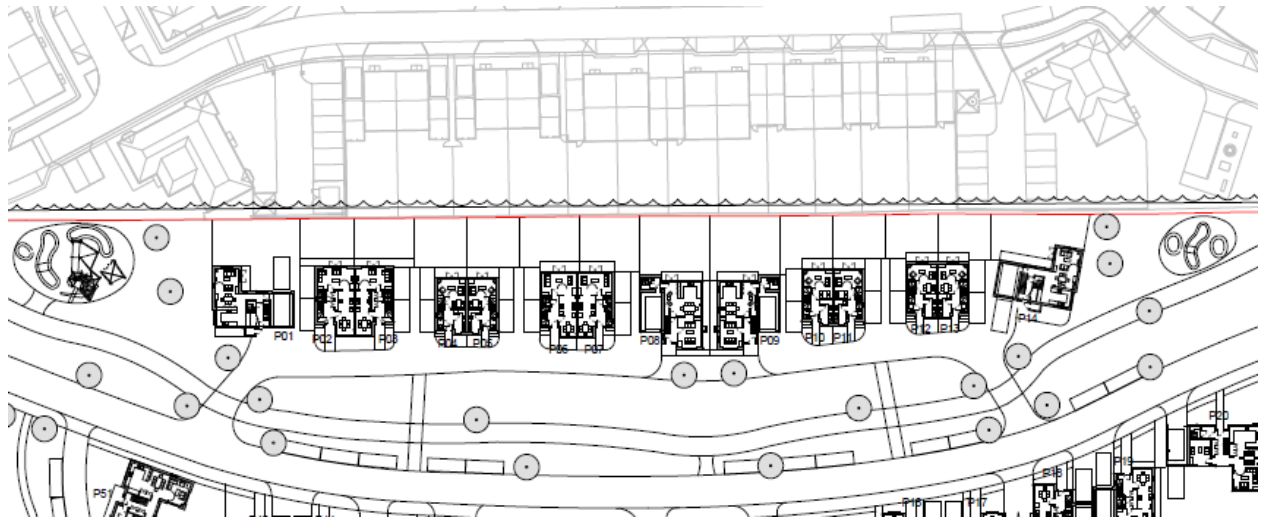
Planning permission has been granted for the provision of residential development on land to the immediate north of the site (Little Meadow) under WA/2015/0478 (outline) and WA/2017/0738 (reserved matters). This permission is in the process of being implemented, and these resultant residential dwellings would be the closest properties to the application site.

The approved site layout plan in connection with WA/2017/0738 to the north is as follows:



Given that there would be no residential properties to the south, east and west of the application site currently under consideration, officers are satisfied that there would be no resultant residential amenity harm arising from units to the south of the central spine road.

The closest relationship with the neighbouring site would be those plots to the north of the central spine road, plots 1 – 14, which would be located adjacent to the northern boundary as shown below:



Units 2 – 13 would directly face units 50 – 61 of the approved scheme to the north. However, the separation distance between built form would be over 20m and officers consider that this would be sufficient so as to not result in any material harm to neighbouring residential amenity. Similarly, the same distance would be applicable to unit 14 and the flatted building opposite.

It is acknowledged that the separation distance between Unit 1 and the flatted building to the north (at first floor level) would not accord with the Council's Residential Extensions SPD Guidelines, at approximately 14m. However, unit 1 would comprise a two storey dwelling with a single storey rear projection and windows at first floor level would serve a rear landing area, an en-suite and a bathroom. As such, they would not serve primary habitable rooms and windows on the bathrooms could be required to be obscurely glazed. Taking this into account, along with any views being set at an angle, would ensure that there would be no resultant harm to the flatted unit by means of overlooking or loss of privacy. It is considered that the separation distance would be such that there would be no material overbearing impact or loss of light.

Whilst the play areas would be located to the north of the application site, it is considered that the likely increase in noise levels generated through use of these areas would not be of a scale to warrant a material objection to be raised.

Standard of accommodation and provision of amenity/play space

Policy TD1 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

The following table sets out the internal floorspace of the dwelling types to be provided on site:

House Type	Bed numbers	Unit Nos	Internal floorspace (m ²)	Technical Space Standard (m ²)
1B Flat	1 bed, 2 person	62, 65	50	50
2B Flat	2 bed, 4 person	59, 60, 61, 63, 64, 66, 67	70 - 80	70
2B1	2 bed, 3 person	4, 5, 10, 11, 12, 13	73	70
3B1	3 bed, 5 or 6 person	2, 3, 6, 7,	97 - 105	93 - 102
3B2	3 bed, 6 person	1, 14	118	102
3B3	3 bed, 6 person	16, 17, 18, 19, 22, 23, 42, 43, 44, 45, 56, 57	106	102
4B1	4 bed, 8 person	8, 9,	144	124
4B2	4 bed, 8 person	28, 29, 30, 31, 33, 34, 37, 38, 39, 40, 49, 50, 53, 54	142	124
4B3	4 bed, 8 person	15, 20, 21, 24, 32, 35, 36, 41, 46, 47, 51, 52, 55, 58	160	124
4B4	4 bed, 8 person	48	142	124
5B1	5 bed, 8 person	25, 26, 27	190	128

As set out within the table, the proposed units would all accord with the Technical Space Standards.

Officers consider that there would be appropriate separation distances between proposed dwellings such to provide light, outlook and privacy to proposed dwellings. The dwellings would be served by private gardens, and many would also benefit from balconies.

Two areas of play, a LEAP and a LAP, would be provided within the northern section of the site in the area referred to as the Linear Park. These are located in a position which would benefit from natural surveillance from neighbouring dwellings. They are also positioned close to footpaths and areas of open space within the site.

The Council's Parks Project and Playspace Officer has commented that the equipment to be provided within the play areas would be acceptable and of interest, given that they differ from standard items generally seen in such areas. Provision should be made for a post-installation inspection by a qualified inspector and details of future inspections and maintenance should be secured. Officers consider that it would be reasonable to impose a condition to secure such details should permission be granted.

Overall, the proposal is considered to provide a good standard of accommodation and to make appropriate provision for amenity space and play areas.

With regard to the impact on the amenities of future occupants in relation to noise, information has been submitted as part of the current application in connection with Condition 26 of the outline permission. This has included:

- Environmental Noise Survey & Assessment – prepared by noise.co.uk, dated 13th March 2018

This information has been reviewed by the Council's Environmental Health Officer, who is satisfied that, subject to the identified measures within the submitted report being implemented, the details are sufficient to allow for the discharge of Condition 26. On this basis, it is considered that the amenities of future occupiers would be protected in this respect.

Waste, recycling and cycle stores

- Layout

A refuse strategy has been submitted with the application, which sets out the refuse vehicle route and refuse collection points. The Council's Waste and Recycling Officer has commented that the distance which residents would need to walk to drop their bins off for collection would comply with the Council's 'Guidance for developers' document, being a maximum of 30m.

In terms of refuse and recycling storage, this is proposed within private spaces serving the dwellings and there would be separate bin stores and cycle stores provided within the site to serve the flatted buildings.

A refuse vehicle swept path analysis has been undertaken and submitted, which demonstrates that the proposed layout could satisfactorily accommodate a refuse vehicle.

- Appearance/scale

The proposed stores are considered to be of an appropriate size and scale to accommodate separate cycle and bin storage. Both buildings would be of a similar appearance and materials, being flat roofed outbuildings with a clad exterior. It would be reasonable to impose a condition to secure full details of the proposed materials to ensure a high quality finish to the scheme (Condition 2).

Car parking and highways conditions

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

Dwelling size (and number proposed)	Spaces required per dwelling	Total required
1-bedroom (2)	1	2
2-bedroom (13)	2	26
3-bedroom + (52)	2.5	130
Total required spaces		158

The proposal would provide for a total of 167 spaces, which would be in excess of the Council's Parking Guidelines. These would comprise 137 allocated spaces to serve the dwellings and 30 unallocated spaces. The proposed level of parking is considered to be acceptable.

The County Highway Authority is satisfied that the current application is compatible with the access arrangements which were agreed under the outline permission.

Information has been submitted as part of the current application in relation to Conditions 5 (vehicles to park and turn), 7 (bicycle parking, travel routes and electric vehicle charging points) and 41 (pedestrian and cycle links) of the outline permission WA/2016/2207. This has been reviewed by the County Highway Authority and the information in relation to Conditions 5 and 41 is considered to be acceptable.

Subsequent to the initial comments of the County Highway Authority, the applicant has confirmed that trickle charging points would be provided for all dwellings and an amended site plan has been submitted showing the provision of 3 communal electric vehicle charging points within the site. The County Highway Authority has been consulted on this amended plan and finds this approach acceptable to discharge condition 7, providing all 3 communal points are fast charge. This could be secured by means of a recommended planning condition on any grant of permission (Condition 7), which would secure additional details than that required by the original condition attached to the outline approval.

Flood risk and drainage

The application is a 'reserved matters' application where landscaping, scale, design and appearance are for determination. The matter of flood risk and drainage was considered under the outline permission WA/2016/2207. The principle of the acceptability of the proposal in terms of drainage and flood risk was accepted in the outline permission. A number of conditions were included in the permission in this respect, following consultation with relevant statutory bodies.

As part of the current application, the applicant has submitted details pursuant to Conditions 10, 11, 13, 14 and 15.

Information pursuant to Conditions 10, 11 and 13 has been reviewed by the Lead Local Flood Authority, who is satisfied that the details are sufficient to

allow for the discharge of these conditions with regard to this phase of the development.

Information pursuant to Condition 14 has been reviewed by Thames Water, who is satisfied that the details are sufficient to allow for the discharge of this condition with regard to this phase of the development.

Information pursuant to Condition 15 has been reviewed by the Environment Agency, who is satisfied that the details are sufficient to allow for the discharge of this condition with regard to this phase of the development.

Archaeology

Information has been submitted as part of the current Reserved Matters application in connection with Condition 22 of the outline permission. This has included the following:

- Geophysical Survey Report – prepared by Allen Archaeology Limited, dated March 2018.
- Written Scheme of Investigation – prepared by Allen Archaeology Limited, dated 24th August 2018.

The County Archaeologist has reviewed the submitted information and has advised that the documents provide an appropriate methodology to clarify the archaeological potential of the site and to enable suitable mitigation measures to be identified should features be found to be present. However, should the works reveal significant archaeology to be present, additional site based mitigation work may be required to excavate and record any features in advance of any development works. As such, a secondary scheme of investigation may be required outside the scope of the current submission. Having regard to this, it is recommended that the archaeological condition should remain in place until such time that results of the evaluation can be reviewed by the County Archaeologist and it is known as to whether further work would be appropriate or not.

Environmental Impact Regulations 2017

The approved outline application (WA/2016/2207) was supported by an Environmental Statement (ES), which was subsequently reviewed by the County Council's Environmental Impact Assessment Officer. It was concluded under the outline application that the ES was acceptable and the proposal would not have any significant environmental effects.

A Statement of Conformity with the Environmental Statement has been submitted with the current reserved matters application. Surrey County

Council's Principal Environmental Assessment Officer has reviewed the submitted Statement of Conformity and has confirmed that the applicant has addressed all the points that would need to be reviewed in respect of the adequacy of the original Environmental Statement. It is considered that sufficient information to satisfy the requirements of the EIA Regulations 2017 has been provided.

Conditions on WA/2016/2207

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

Details of these conditions are as follows:

No.	Nature of condition	Agreed/Not Agreed and applicability to current phase
1	Submission of Reserved Matters	Current application
2	Timeframe for commencement	N/A
3	Plan numbers	N/A
4	Submission of Phasing Plan	Submitted as part of current application
5	Scheme for vehicles to park and turn	Submitted as part of current application
6	Construction Transport Management Plan	N/A – to be submitted prior to movement of earthworks/materials
7	Scheme for bicycle parking, safe routes for pedestrians/cyclists to travel & electric vehicle charging points	Submitted as part of current application
8	Travel Plan Welcome Pack	N/A – to be submitted prior to occupation
9	Improvements to surface of Footpath 393	N/A – to be submitted prior to occupation
10	Details of SuDS/drainage elements	Submitted as part of current application
11	Surface water drainage scheme	Submitted as part of current application
12	Verification report for SuDS	N/A – to be submitted prior to occupation
13	SuDS capacity for system failure/exceedance events	Submitted as part of current application
14	Foul water drainage scheme	Submitted as part of current application

15	Compliance with Flood Risk Assessment (FRA)	N/A – compliance condition
16	Submission of scheme in relation to ground levels/flood water storage compensation scheme within flood zones 2 & 3	N/A – wording varied as part of NMA/2018/0097
17	Submission of scheme for 10m buffer zone alongside Littlemead Brook and Cranleigh Waters	N/A – wording varied as part of NMA/2018/0098
18	Submission of detailed method statement and Construction Environmental Management Plan (CEMP) in accordance with ecological mitigation measures	N/A – will need to be submitted separately, prior to commencement of development
19	Landscape and Ecological Management Plan (LEMP)	No – to be submitted prior to occupation
20	Submission of scheme for the design, construction and management of wildlife lake	N/A – wording varied as part of NMA/2018/0097
21	Submission of scheme in relation to the crossings over the watercourse	N/A – wording varied as part of NMA/2018/0098
22	Programme of archaeological work	Submitted as part of current application
23	Compliance with ecology surveys	N/A – compliance condition
24	Construction Environmental Management Plan (CEMP)	No – will need to be submitted separately, prior to commencement of development
25	Hours of deliveries and operation of machinery	N/A – compliance condition
26	Submission of scheme for noise levels	Submitted as part of current application
27	Submission of details of plant, machinery and equipment in respect of noise	N/A – to be submitted prior to installation
28	Floodlighting	N/A – to be submitted if floodlighting is required
29	Submission of detailed method statement for removal of Indian Balcam	N/A – wording varied as part of NMA/2018/0098
30	Submission of scheme for works to existing lakes/pond and new lakes	N/A – to be submitted prior to any works to lakes/ponds
31	Construction of vehicular access to Alfold Road	N/A – to take place prior to commencement of

		development
32	Construction of vehicular access to Knowle Lane	N/A – to be provided prior to Public Park phase
33	Investigation and risk assessment in connection with contamination	No – will need to be submitted separately, prior to commencement of development
34	Submission of remediation scheme	N/A – to be submitted if contamination is found
35	Commencement of remediation scheme works	N/A – notice to be given if remediation is required
36	Reporting of contamination	N/A – to be reported if unexpected contamination is found
37	Compliance with contamination conditions	N/A – to be submitted if unexpected contamination is found
38	Hours of construction	N/A – compliance condition.
39	Submission of scheme for external lighting	No – will need to be submitted separately, prior to commencement of development
40	Existing and proposed ground levels	Submitted as part of current application
41	Submission of details of pedestrian and cycle links to shared boundaries.	Submitted as part of current application

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 paragraph 38 of the NPPF. This included:-

- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Response to Parish Council and Third Party comments

The objections raised by Third Parties and comments made by the Parish Council in respect of the materials palette have been noted by Officers and have been carefully considered in the assessment of the application.

With regard to materials, officers agree that the quality of the material palette and construction would be vital to ensure a high quality development is provided on site. Securing samples of materials for submission to and agreement by the Local Planning Authority prior to works commencing could be appropriately controlled by means of a planning condition on any grant of permission (Condition 2).

The majority of objections raised, namely those concerning the matters of road access and highways, drainage, loss of green space, ecology, number of dwellings and loss of local employer, relate to matters which were considered at the outline stage when the principle of development was assessed and found to be acceptable. The current application assesses those matters which were reserved – the layout, scale, appearance and landscaping.

With regard to notification of neighbours, the Local Planning Authority has notified neighbours in accordance with the Town and Country (Development Management Procedure) (England) Order 2015.

Conclusion

The principle of development has already been established through the granting of outline permission for the erection of 265 dwellings across the wider site.

The proposed development is considered to be of an appropriate layout, scale, appearance and landscaping details. Further, officers are of the view that there would be sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light and loss of privacy. The level of car parking to be provided on site is considered to be acceptable and would meet the Council's Parking Guidelines.

The benefits of the proposal would be the provision of 67 dwellings on site, contributing to the delivery, in part, of 265 dwellings on the wider site; the delivery of affordable housing, and dwellings of a visually acceptable design suitable to the site and surrounding area. There is no identified harm arising from the proposal. Officers therefore consider that, subject to conditions, the Reserved Matters of layout, scale, appearance and landscaping be approved.

RECOMMENDATION A

That, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED, subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are:

01332.MP1.S01 Rev P2	Site Location Plan
01332.MP1.01 Rev P2	Phase 1 Masterplan
01332.MP1.02 Rev P6	Phase 1 Masterplan - ground level
01332.MP1.03 Rev P2	Parking Allocation Plan
01332.MP1.04 Rev P1	Phase 1 Masterplan - Knowle Trust Apartments location plan
01332_P Rev D1	Western Site Phasing Plan
01332.MP1.C4 Rev P3	Phase 1 Phasing Plan
D0322_010	Landscape Proposal Play Areas
01332.MP1.C40.01 Rev P1	Phase 1 Existing levels
01332.MP1.C40.02 Rev P2	Phase 1 Proposed levels
01332.HT.2B1 Rev P1	HT.2B1 Plans & Elevations
01332.HT.3B1A Rev P1	HT.3B1A Plans & Elevations
01332.HT.3B1B Rev P1	HT.3B1B Plans & Elevations
01332.HT.3B2 Rev P1	HT.3B2 Plans & Elevations
01332.HT.3B3 Rev P1	HT.3B3 Plans & Elevations
01332.HT.4B1 Rev P1	HT.4B1 Plans & Elevations
01332.HT.4B2 Rev P2	HT.4B2 Plans and Elevations
01332.HT.4B3A Rev P1	HT.4B3A Plans & Elevations
01332.HT.4B3.B Rev P1	HT.4B3B Plans & Elevations
01332.HT.4B3C Rev P1	HT.4B3C Plans & Elevations
01332.HT.4B4 Rev P2	HT.4B4 Plans & Elevations
01332.HT.5B1 Rev P3	HT.5B1 Plans & Elevations
01332.AB1.01 Rev P1	Apartment Building 1 – Floor Plans
01332.AB1.02 Rev P1	Apartment Building 1 – Elevations & Perspective
01332.AB2.01 Rev P1	Apartment Building 2 Reprovider - Plans, Elevations & Views
01332.A.01 Rev P1	Bin Store for Apartments – Plans & Elevations
01332.A.02 Rev P1	Bike Store – Plans & Elevations
D0322_001 Rev K	Landscape Proposal Masterplan
D0322_002 Rev K	Hardworks Sheet 1 of 4
D0322_003 Rev H	Hardworks Sheet 2 of 4
D0322_004 Rev H	Hardworks Sheet 3 of 4
D0322_005 Rev H	Hardworks Sheet 4 of 4

D0322_006 Rev G	Softworks Sheet 1 of 4
D0322_007 Rev G	Softworks Sheet 2 of 4
D0322_008 Rev G	Softworks Sheet 3 of 4
D0322_009 Rev G	Softworks Sheet 4 of 4
D0322_011	Linear Park Layout
01332.W301 Rev D1	Window Sheet 01

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 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

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

Reason

In the interests of the visual 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.

3. Condition

All proposed walls, fences or other means of enclosure, shall be erected prior to the date of first occupation of each relevant dwelling and shall thereafter be retained and maintained for its purpose.

Reason

In the interests of the visual 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.

4. Condition

All first floor windows serving bathrooms and en-suites in the dwellings hereby approved shall be formed of obscure glazing to the extent that

intervisibility is excluded and shall be retained. The approved first floor bathroom and en-suite windows serving plots 15, 16, 19, 20, 21, 22, 23, 29, 30, 31, 33, 34, 36, 38, 40, 41, 42, 43, 44, 45, 49, 50, 51, 53, 54, 57, 58 and 60 shall be constructed in accordance with drawing 01332.W.01 (Window Sheet 01) setting out the window opening specification and shall be retained. The following first floor windows shall be formed of obscure glazing and fixed shut below 1.7m from finished floor level to the extent that intervisibility is excluded and shall be retained:

- Plot 8 – bathroom on western elevation
- Plot 9 – bathroom on eastern elevation
- Plot 46 – en-suite and bathroom on eastern elevation
- Plot 47 – en-suite and bathroom on western elevation
- Plot 58 – bedroom 2 on southern elevation
- Plot 60 – bedroom 1 and dining room on northern elevation

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2002 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

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

Reason

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies ST1 and TD1 of the Local Plan Part 1 (2018).

6. Condition

No dwelling hereby approved shall be first occupied until full details of the proposed cycle storage, as depicted on drawing 01332.MP1.02.P6 has been submitted to and approved in writing by the Local Planning Authority. The bicycle storage facilities shall be constructed in accordance with the approved details and installed prior to the occupation of the proposed dwellings.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy

ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2018.

7. Condition

The development hereby approved shall not be occupied until details of the electric vehicle charging points identified in drawing 01332.MP1.02.P6 (including a strategy for their ongoing management and maintenance) has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging scheme shall be implemented prior to first occupation of the development in strict accordance with the approved details.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2018.

8. Condition

Prior to the first use of the LEAP and LAP hereby permitted, a post-installation inspection of each area shall be carried out by a qualified inspector and the qualified inspector's findings shall be submitted to the Local Planning Authority. The LEAP and LAP shall not be used until such time that approval has been given by a qualified inspector.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2018.

9. Condition

Prior to the first use of the LEAP and LAP hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority confirming details of future inspections to be carried out for each area and arrangements for future maintenance of the equipment provided within each area. The LEAP and LAP shall be inspected and maintained in strict accordance with the approved scheme.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2018.

10. Condition

Prior to the construction of the electricity substation hereby permitted, a plan showing the floor plan, elevations and materials of the building shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be provided on site in strict accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2002 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition

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

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

12. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

13. Condition

Prior to the commencement of development, 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 the root protection areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

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, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

15. Condition

Space for the following within the site:

1. Parking of vehicles of site personnel, operatives and visitors.
2. Loading and unloading plant and materials.
3. Storage of plant and materials including demolition arisings.
4. Cement mixing.

shall be minimally 8 metres away from mature trees and 5 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002.

16. Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

17. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no enlargement or alteration to the roofs of the dwellings hereby permitted as defined within Part 1 of Schedule 2, Class B inclusive of that order, shall be undertaken on the site without the written permission of the Local Planning Authority.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

18. Condition

The development hereby approved shall be carried out in strict accordance with the measures and actions detailed within the Preliminary Ecological Appraisal, dated November 2017, prepared by Ecosulis.

Reason

In the interests of the ecology of the site and to accord with Policy NE1 of the Local Plan 2018 (Part 1).

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. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

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

trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
13. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
14. The applicant is encouraged to submit a Secure by Design Application.

RECOMMENDATION B:

That the Committee agree:

1. The details submitted with regard to conditions 4 (phasing), 5 (highways matters), 7 (highways matters), 10 (SuDS), 11 (surface water), 13 (SuDS), 14 (foul water), 15 (FRA), 26 (noise), 40 (levels) and 41 (highways matters) of WA/2016/2207.
2. The details submitted in respect of the Knowle Park Dwellings for WA/2016/2207 (as required by Clause 5.3.1 of Schedule 2 of the Section 106 Agreement); and
3. The details submitted in respect of the Linear Park and Open Space Specifications for WA/2016/2207 (as required by Clauses 4.1.1 and 4.2.1 of Schedule 2 of the Section 106 Agreement).