

SCHEDULE "A1" TO THE AGENDA FOR THE
JOINT PLANNING COMMITTEE
27TH AUGUST 2014

Applications subject to public speaking.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

A1	WA/2014/0932 L Blundell Waverley Borough Council 28/05/2014	<u>Hybrid Planning Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of 99 dwellings following demolition of 65 dwellings and associated works comprising a Full Planning Application for Phase 1 (Site D) for 16 dwellings and Outline Planning Permission for Phase 2 (Sites A, B and C) for 83 dwellings with appearance, landscaping, layout and scale matters reserved for future consideration at Land At Ockford Ridge, Godalming (As amended by plans received 09/07/2014)</u>
	Committee:	Joint Planning Committee
	Meeting Date:	27/08/2014
	Public Notice	Was Public Notice required and posted: Yes
	Grid Reference:	E: 495876 N: 143391
	Town :	Godalming
	Ward :	Godalming Central and Ockford
	Case Officer:	Mr T Lipscomb
	13 Week Expiry Date	27/08/2014
	Neighbour Notification Expiry Date	04/07/2014
	Neighbour Notification Amended/Additional Expiry Date	
	RECOMMENDATION	That, subject to conditions, permission be GRANTED

Introduction

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

The planning application is a hybrid application, which seeks full planning permission for the development proposed at Site D and outline permission for the development proposals at sites A, B and C with all matters reserved for future consideration except for access.

As such, the applicant is seeking a determination from the Council on the principle of the proposed development and associated access for sites A, B and C. If outline permission is granted, the details of the proposal would be submitted subsequently under "reserved matters application" which would be appearance, landscaping, layout and scale.

An application for outline planning permission is used to establish whether in principle the development would be acceptable, before any substantial costs are incurred. This type of planning application allows fewer details about the proposal to be submitted. These details may be agreed following a "reserved matters" application at a later stage.

Reserved matters include:

appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.

means of access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

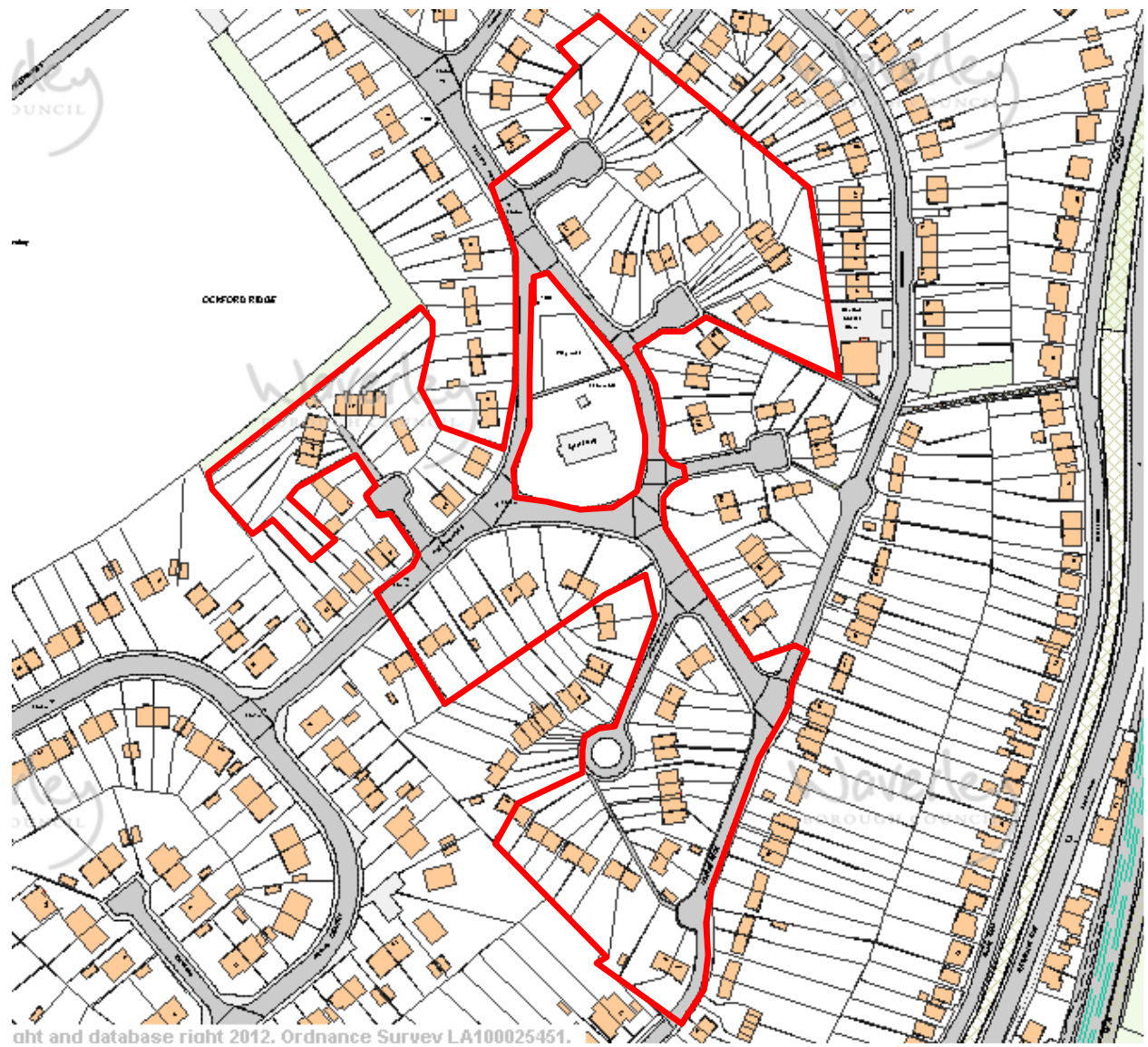
landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

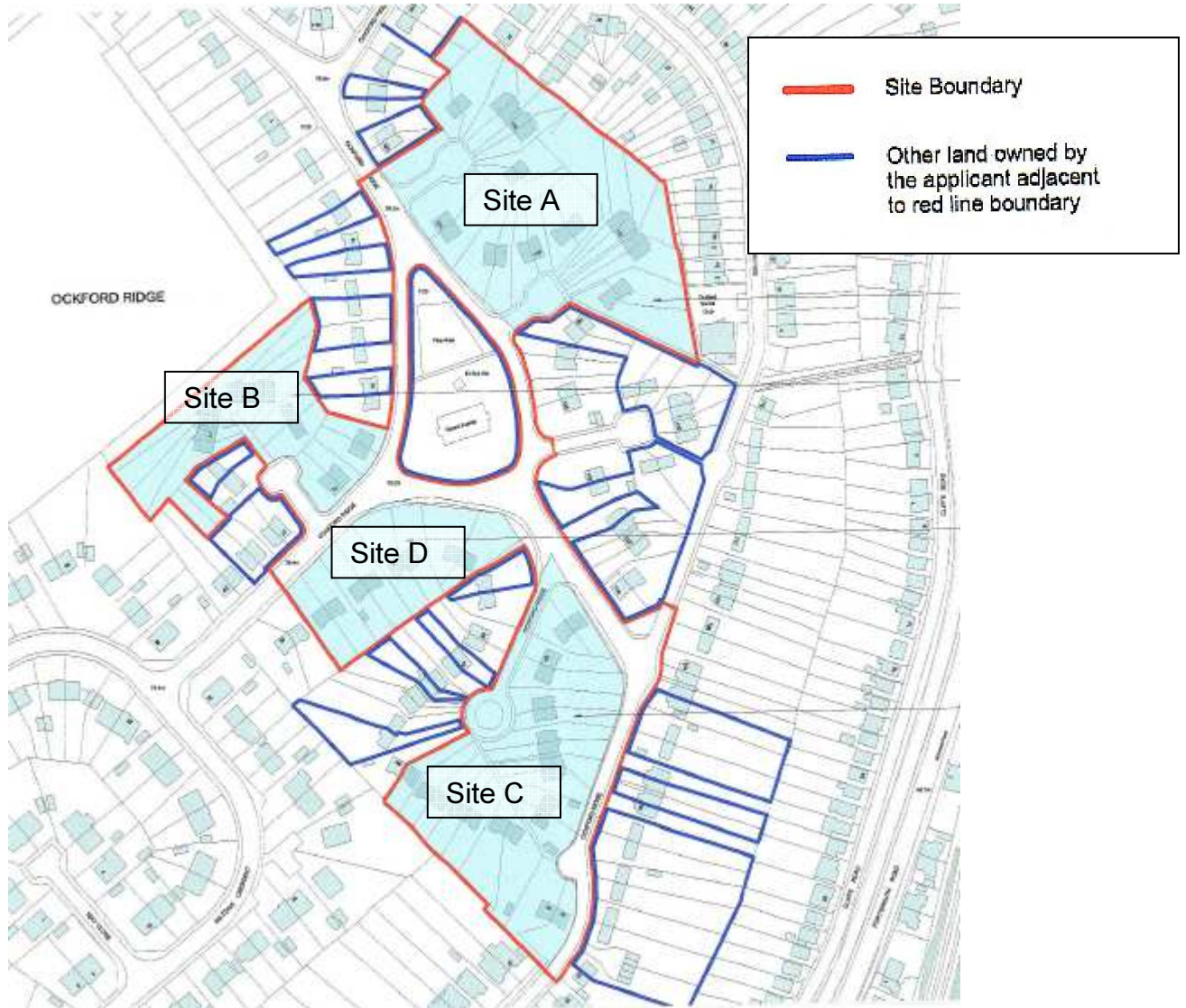
layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

scale - includes information on the size of the development, including the height, width and length of each proposed building.

If outline planning permission has been granted, a 'reserved matters' application must be made within three years of the consent (or a lesser period, if specified by a condition on the original outline approval). The details of the application must be in accordance with the outline approval, including any conditions attached to the permission.

Location or Layout Plan







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Aerial photograph 2012

Site Description

The application site measures 3.16 hectares and is located within the wider housing estate at Ockford Ridge. The site is of an irregular shape.

The site comprises 65 dwellings, located along Ockford Ridge. These dwellings surround the centrally located equipped play area situated on Ockford Ridge.

The dwellings are mainly semi-detached (with a few sets of terrace houses), set back from the highway in spacious plots. The density of the existing site is approximately 24 dwellings per hectare.

To the north-west of the site is Eashing Cemetery.



Existing play area on central green



Existing site – Site D is to the left



Existing Site (in the vicinity of Site)

Proposal

The application is a hybrid application.

Site D – full planning application

The proposal seeks full planning permission for the erection of 16 dwellings (identified as Phase 1, Site D in the submission), following the demolition of eight existing semi-detached dwellings.

The element of the scheme which seeks full planning permission would provide a pair of semi-detached four-bedroomed dwellings, four terraced dwellings (2x2 bed, 2x3 bed and 2x4 bed) and a flatted block comprising 10 units (4x2 bed and 6x1 bed).

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Number of units	6	6	2	2
%	37.5%	37.5%	12.5%	12.5%

The flatted block would face the centrally located green and is intended to create a landmark building.

The apartment building would be two-storey, with a maximum ridge height of 10m. The building would have gabled roof endings, with pitched roof, dormer features punctuating the eaves line to the front elevation. There would be two dormer

windows to the rear elevation with small balcony areas. There would be a two-storey flat roof out-shot to the rear of the apartment building, providing additional headroom at first floor level.

Construction materials are stated to be facing brickwork, render, timber cladding and roof tiles. Hardstanding materials are indicated to be permeable block paving.

There would be a substantial communal garden area to the rear of the apartment block.

The proposed dwellinghouses would be two-storey with gable roof endings.

All units on Site D would have solar panels to the rear facing roofslopes.

Five trees would be removed on Site D. Boundary treatment is shown to be a combination of planting, close board fencing, close board fencing with trellis and low walls with iron railings above.

A total number of 27 parking spaces are proposed for the dwellings on Site D. A parking area to the frontage of the site would serve the proposed houses on Site D. Two vehicular accesses would serve this parking area. A pedestrian gate would provide access between the apartment block and the parking area to the frontage of the proposed houses. The apartment block would be served by a car park to the east of the building (one vehicular access). A small part of the garden area of the adjacent property no.53 Ockford Ridge would be required to accommodate this car park.

Bin and cycle storage for the apartment block is shown on the submitted plans, in the form of two free-standing buildings (pitched roof, constructed from tiles with facing brickwork below). The proposed houses would have individual bin storage areas.

The development of Site D would involve alterations to the highway to the immediate north of Site D. The works would provide a one-way, dedicated bus lane on the section of highway which stands to the immediate north of Site D and is currently open to all traffic. A bus stop and bus shelter would be provided to the immediate north of the apartment block. This bus lane would be demarcated by a ramp to a raised table and by the use of block paving as opposed to tarmac. Some limited areas of the highway would be blocked up, however, the general road layout would remain similar to the existing layout.

Five rumble strips would be provided around the road junctions at Site D.

The scheme includes a Sustainable Urban Drainage Scheme (SUDS) across all four sites. This includes swale areas, permeable hard surfacing with porous sub base and under-drainage in the form of perforated pipes. The approach on Sites A, B and C is indicated to follow the approach at Site D.

Site A – outline application

The proposal also seeks outline planning permission for the erection of a further 83 dwellings on land within the site identified as Sites A (also referred to as ‘Garden Court’), B (also referred to as ‘The Orchard’) and C (also referred to as ‘The Mews’) (Phase 2). The outline application is for access only, with appearance, landscaping, layout and scale reserved for future considerations (these issues are ‘reserved matters’ which would be dealt with following the grant of outline planning permission).

The submitted plans show the proposed layout in terms of means of access. However, the layout of the remainder of the development on Sites, A, B and C is illustrative only.

22 existing houses on Site A would be demolished.

The two existing vehicular accesses would serve the development proposed at Site A (to the northern part of the application site).

Site A would provide 34 dwellings in the form of 16 houses (4x2 bed, 9x3 bed and 3x4/5 bed) and 18 flats (4x1 bed and 14x2 bed). Three blocks of flats would face out onto the green in a courtyard-type layout, with housing and other flatted units located to the perimeter of Site A. Parking would be provided at a rate of 66 spaces for the 34 units. These spaces would be provided either on private driveways or in communal parking areas.

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	4	18	9	3
%	11.7%	52.9%	26.5%	8.8%

Site B – outline application

14 existing houses on Site B would be demolished.

The existing vehicular access would serve the development proposed at Site B (to the western part of the application site).

Site B would provide 17 dwellings in the form of 15 houses (11x2 bed and 4x3 bed) and two flats (1x1 bed and 1x2 bed). The flatted building would stand on the corner of Ockford Ridge and the access road to Site B. The houses would mainly be located further into the site. Parking would be provided at a rate of 35 spaces for the 17 units. These spaces would be provided either on private driveways or in communal parking areas.

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	1	12	4	0
%	5.9%	70.6%	23.5%	0%

Site C – outline application

21 existing houses on Site C would be demolished.

The existing vehicular access would serve the development proposed at Site C (to the southern part of the application site). Additionally, access to one of the houses proposed would be directly from Ockford Ridge.

Site C would provide 32 dwellings in the form of 24 houses (16x2 bed and 8x3 bed) and eight flatted units (8x1 bed). The flatted building would stand at the north-eastern corner of Site C, the remaining dwellings would be laid out in a perimeter block layout. Parking would be provided at a rate of 57 spaces for the 32 units. These spaces would be provided either on private driveways or in communal parking areas.

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	8	16	8	0
%	25%	50%	25%	0%

Sites A, B, C and D

All four sites would be landscaped. This would involve the planting of trees and shrubs, along with permeable paving blocks.

The overall housing mix of the 99 proposed units would be: 19x1 bed, 52x2 bed, 23x3 bed and 5x4/5 bed.

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	19	52	23	5
%	19.2%	52.5%	23.3%	5%

The housing proposed would be 100% affordable housing across all 4 sites.

The planning application is accompanied by the following documents:

- Ockford Ridge Masterplan Design and Access Statement
- Design and Access Statement
- Transport Statement
- Desk Based Archaeological Assessment
- Sustainability Statement
- Energy Statement Site D
- Code for Sustainable Homes Assessment
- Phase 1 Desk Study (contamination issues)
- Bat Transect, Dusk Emergence and Dawn Re-entry Survey of Area D.
- Ecological Assessment of Area A
- Ecological Assessment of Area B
- Ecological Assessment of Area C

- Ecological Assessment of Area D
- Flood Risk Assessment and Foul and Surface Water Drainage Strategy
- Tree Survey
- Preliminary Infrastructure Appraisal
- Environment Agency – Surface Water Pro-forma



Site D Proposed layout

Details of Community Involvement

The applicant has carried out the following consultation exercises locally:

- Public exhibitions/consultation exercises.
- Web page on Council's website.

Relevant Planning History

<p>SO/2013/0011 LAND OCKFORD RIDGE, GODALMING</p>	<p>AT Request for Screening Opinion for Not redevelopment of housing estate development including demolition of 62 dwellings and erection of 96 dwellings.</p>	<p>EIA 62 09/01/2014</p>
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Planning Policy Constraints

Developed Area of Godalming
Wealden Heaths I SPA 5km Buffer Zone
Potentially contaminated land

Development Plan Policies and Proposals

Policies of the Waverley Borough Local Plan 2002:-

D1	Environmental Implications of Development
D3	Resources
D4	Design and Layout
D5	Nature Conservation
D6	Tree Controls
D7	Trees, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
D13	Essential Infrastructure
D14	Planning Benefits
H4	Density and Size of Dwellings
H5	Subsidised Affordable Housing within Settlements
H10	Amenity and Play Space
HE14	Sites and Areas of High Archaeological Potential
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M14	Car parking Standards

The Council has been working on a two stage process to replace the existing Waverley Borough Local Plan. Part 1 was the Core Strategy, which was submitted for Examination in January 2013. Following the first Examination Hearings in June the Examination was suspended. This was due to concerns that the Inspector had principally regarding the evidence of housing need and the approach to meeting these needs. The Inspector suggested that the most appropriate course of action to address his concerns may well be to withdraw the Plan from Examination. Therefore, on 15th October 2013, the Council resolved to formally withdraw the Core Strategy from the Examination.

The Council will now move forward with a new Local Plan, building on the foundations of the Core Strategy, particularly in those areas where the policy/approach is not likely to change significantly. It will also be updating the evidence base and carrying out other work required in response to the Inspector's comments, before a revised plan is re-submitted for examination. The intention is to consult on issues and options in the summer of 2014, with provisional dates for publication in November 2014; submission in February 2015 and adoption in October/November 2015.

Other guidance:

- The National Planning Policy Framework 2012 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Surrey County Vehicular and Cycle Parking Guidance (2012)
- Waverley Borough Cycling Plan SPD (2005)
- Waverley Borough Council Parking Guidelines (2013)

- Planning Infrastructure Contributions SPD (2008)
- Density and Size of Dwellings SPG (2003)
- Surrey Design Guide (2002)
- Strategic Housing Land Availability Assessment (2010) and update (2011)
- Strategic Housing Market Availability Assessment (Draft) (2013)
- Strategic Flood Risk Assessment (2010)
- Waverley Borough Council Open Space, Sport and Recreation (PPG17) Study 2012
- Reaching Out to the Community – Local Development Framework- Statement of Community Involvement – July 2006

Consultations and Town Council Comments

<p>County Highway Authority</p>	<p>No objection – conditions recommended</p> <p>Following a site visit, the Highway Authority considers the proposed development is acceptable on highway/transport grounds, subject to conditions and highway informatives being imposed on any permission granted.</p> <p>The proposed development includes changes to the layout of the public highway. The Highway Authority has undertaken a safety audit on the proposals and considers they would deliver a net improvement in safety and pedestrian accessibility, compared to the current situation. The applicant should note that the proposed highway works will need to be delivered via a Section 278 agreement with Surrey County Council. The works will also require some areas of highway to be 'stopped-up', as shown on WYG Transport Drawing No. A084745-31 'Existing/Proposed Highway Boundaries'. The applicant is advised they will need to apply to the National Transport Casework team for the necessary stopping-up order, under the provision of Section 247 of the Town and Country Planning Act 1990.</p> <p>Any request by the applicant to have the proposed 'estate' roads adopted by the Highway Authority will be considered in accordance with the county council's road adoption policy.</p> <p>The proposed vehicular accesses have the required level of visibility and the applicant has demonstrated to the satisfaction of the Highway Authority that the proposed road layout can safely accommodate the turning movements of large</p>
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	<p>vehicles, including refuse and emergency vehicles.</p> <p>The proposed development will result in a net increase in 34 dwellings. The applicant has demonstrated to the satisfaction of the Highway Authority that the additional traffic that would be generated by an additional 34 dwellings can be safely accommodated on the local highway network and would not have a severe impact on the capacity of local roads during the AM and PM peak periods.</p> <p>The Highway Authority has assessed the off-street parking provision for the proposed development, and considers this would provide an improvement compared to the existing situation. The proposed development would significantly reduce the need for people to park cars on the highway, thereby resulting in an improvement to traffic flow and highway safety.</p>
Environment Agency	Refer to standing advice regarding surface water runoff.
Natural England	<p>No objection to impact on statutory nature conservation sites.</p> <p>No comment in relation to protected landscapes. Advise that the advice of the AONB office is sought as the development relates to the Surrey Hills AONB.</p> <p>Refer the LPA to standing advice regarding protected species.</p> <p>Biodiversity and landscape enhancements suggested.</p>
County Archaeologist	<p>The application site is large - over the 0.4 hectares which is recommended for archaeological assessment and possibly evaluation under policy HE15 of the Waverley Borough Council Local Plan.</p> <p>I am pleased to note that the applicants have submitted a Desk Based Archaeological Assessment with the application, produced by the Surrey County Archaeological Unit. The assessment aims to identify and assess the</p>

	<p>significance of any Heritage Assets with archaeological significance that may be affected, and the potential impact of the proposal on any such assets, so enabling decisions to be made on what further archaeological work is necessary.</p> <p>The Assessment has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that there is a moderate to high potential for prehistoric activity, particularly for the Mesolithic period.</p> <p>I agree with the assessment of potential and consider that further archaeological investigation will be required to clarify the identified potential in line with the National Planning Policy Framework and Local Plan policy. In the first instance this should comprise an archaeological evaluation trial trenching exercise, which will aim to establish rapidly what archaeological assets are and may be present. The results of the evaluation will enable suitable mitigation measures to be developed.</p> <p>Given that the assessment has demonstrated that the site has been disturbed to some extent by previous development I do not consider that it is necessary for the archaeological work to be undertaken in advance of any planning permission; but securing the archaeological work as a condition of any planning permission is an acceptable and proportionate response. To ensure the required archaeological work is secured satisfactorily, the following condition is appropriate and I would recommend that it be attached to any planning permission that may be granted:</p> <p><i>“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.”</i></p>
<p>Council’s Environmental Health Service (air quality)</p>	<p>No objection. Conditions recommended in relation to the suppression of mud, dust and grit, burning of waste materials, hours of working and a low</p>

	emission strategy.
Council's Environmental Health Service (noise)	No objection Conditions recommended in relation to hours of working, lighting scheme and noise levels.
Council's Environmental Health Service (potentially contaminated land)	The Environmental Health Service agrees with the conclusions of the submitted contaminated land report. No conditions are required.
Town Council	No objection

Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – July 2006" the application was advertised in the newspaper on 13/06/2014 site notices were displayed around the site 13/06/2014 and neighbour notification letters were sent on 29/05/2014.

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

- The site, despite being on a hill, is subject to rain water flooding. This scheme will make the situation worse by reducing natural drainage and increasing run-off rates.
- Concerns regarding increase in traffic and congestion.
- The design of the units is at best minimal, when considering liveable space.
- Lack of natural daylight and ventilation to toilets should be avoided.
- Concerns regarding compulsory purchase approach.
- Garden grabbing.
- Human rights to enjoy your own property are denied if it is compulsorily purchased.
- Suggestion that existing houses be retained and houses built at the end of each garden instead.
- Concern that due to the advanced age and deteriorating health of some residents that the relocation process may prove to be very difficult.
- Overlooking/loss of privacy (not specified where this would occur)
- Overlooking to no.36 Ockford Ridge.
- Concerns regarding inadequacy of parking.
- Layout and density of buildings.
- Loss of trees.
- Concerns that there may be bats in the trees.
- Concerns regarding ability of local schools to take more pupils.
- The loss of the sense of community spirit.
- Increase in density would result in loss of privacy and noise disturbance.
- Concerns regarding the standard of the new build which contrasts with the existing development which gives the sense of very well built homes.
- Loss of garden space.

- Many existing houses have had new roofs constructed in recent years, the redevelopment is a waste of tax payers money.
- Concerns regarding access throughout construction process.
- Request road demarcation, signs and markings to indicate that the driveway of no.36 Ockford Ridge should not be blocked.

4 letters have been received making the following general observations:

- Concerns regarding loss of light/sunlight, over dominance and loss of privacy to no.167 Ockford Ridge.
- Concerns if any future amendments to the plans resulted in loss of light, over dominance or loss of privacy.
- Concerns regarding lack of Construction Traffic Management Plan – access throughout construction would be difficult up the steep Primrose Ridge. Eashing Lane has congestion problems already.

Submissions in support

The applicant has made the following main points in support of the scheme:

- The outline application site is composed of four parts. Of which one parcel, Site D, is being submitted as part of this application in detail. All sites are under residential use. Each site is accessed off the main Ockford Ridge spine road centred around a playspace with a Multi Use Game Area (MUGA).
- The Council's Housing Service has carefully reviewed the density level at Ockford Ridge and the quality of the existing housing provision. The application demonstrates how the development would use the site more efficiently and improve the overall quality of the housing stock and associated public realm and amenity space provision.
- The development represents an uplift in new homes by 34 units beyond the current provision of 65 homes. The scale of the proposals all remain within 2 storeys and is therefore very sympathetic and in keeping with the scale and arrangement of the existing estate.
- The Masterplan report covers the character areas created and the hierarchy of public space envisaged within each land parcel under redevelopment that will enhance an established identity that exists in the current spatial arrangement at Ockford Ridge that originally evolved from the Garden City precedents.
- The proposal sites are clearly well suited to housing development, as they are located within the boundaries of a current local authority housing estate. Furthermore, it is well located as there are a range of facilities and transport routes available nearby.
- The outline masterplan provides indicative housing layouts for each site. The layouts demonstrate that with an overarching concept for the highways, landscape and amenity areas the character and quality of the estate can be positively enhanced. The reports and drawings indicate the intended access and egress points for vehicles to the sites and address the scale, character and appearance of the buildings.
- The housing proposed would be 100% affordable housing.

- The proposed density is approximately 42dph which is commensurate with other new housing schemes in the area.
- The proposed housing mix would comply with Policy H4.
- There would be no material harm caused to visual or residential amenity.
- The site stands on an ex landfill site and as such there are unlikely to be any archaeological significance.
- There would be an overall net gain in terms of biodiversity.
- Contaminated land issues are addressed in the application.
- The design ensures that important trees on site are retained.
- The Flood Risk Assessment demonstrates that there would be no flooding issues associated with the development.
- The new homes would meet Level 4 of the Code for Sustainable Homes.

Site A:

The parcel meets the main open space and therefore requires a more significant building to define the street frontage and define the eastern edge of Ockford Green. As such it creates a sense of civic presence as a Pub or vicarage does on a traditional village green. The indicative arrangement of houses behind the marker building follows the existing property boundaries to create a simple shared surface area - 'homezone'. Within the homezone buildings would be placed to control vistas and mark critical corners in the court, defining the semi-public environment.

Site B:

Backing on to the cemetery, this site has been arranged as a series of houses forming a small mews before entering into a semi-private courtyard where the fronts of the houses would face towards the cemetery, the green protection zone, allowing the gardens at the rear to benefit from the Southerly aspect. This arrangement also means that new backs to properties on the site face existing backs of the retained housing stock.

Site C:

The scheme shown does not adjust its frontage for the road re-alignment proposed in the consultation masterplan. It indicates a homezone and new mews streetscene. Critically, buildings are positioned at the entrances to each court to suggest a gateway entrance providing a sense of enclosure to the homezone area.

Site D:

The accompanying page shows a more detailed layout for Site D. In contrast to the other sites the layout shown is a streetscene with a 'Marker' building facing onto the Green. This building defines or holds the edge of the space. More significantly the building terminates the viewing vista from the principal arrival point into Ockford Ridge and is thus a key architectural focal point, terminating the vista that will characterise the perception and approach of the area and architectural detail contained within the new masterplan. It suggests, in a traditional sense, the appearance of a new Manor House.

Determining Issues

- Principle of development

- Affordable housing provision
- Housing land supply
- Housing mix and density
- Highway considerations, including impact on traffic and parking considerations.
- Impact on visual amenity
- Impact on residential amenity
- Amenity space
- Impact on trees
- Air quality
- Contamination on site
- Servicing
- Effect upon SPA
- Infrastructure
- Crime and disorder
- Financial considerations
- Climate change and sustainability
- Biodiversity and compliance with Habitat Regulations 2010
- Flooding and drainage considerations
- Water Frameworks Regulations 2011
- Archaeological considerations
- Accessibility and Equalities Act 2010 Implications
- Human Rights Implications
- Environmental Impact Regulations 2011
- Article 2(3) Development Management Procedure (Amendment) Order 2012 Working in a positive/proactive manner

Planning Considerations

Principle of development

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

The planning application seeks full planning permission for the development proposed at Site D.

The planning application seeks outline permission for the development proposal on sites A, B and C with all matters reserved for future consideration except for access. As such, the applicant is seeking a determination from the Council on the principle of the residential development and associated access.

On the 27 March 2012, the Government adopted its National Planning Policy Framework (NPPF). This document superseded the majority of previous national planning policy guidance/statements (with the exception of PPS10: Planning for Sustainable Waste Management) and condensed their contents into a single planning document. Section 38(6) of the Planning and Compulsory Purchase Act 2004, still requires all applications for planning permission to be determined in

accordance with the Development Plan, unless material considerations indicate otherwise. The Waverley Borough Local Plan 2002 therefore remains the starting point for the assessment of this proposal.

The NPPF is a material consideration in the determination of this case. Paragraph 215 of the NPPF makes clear that where a local authority does not possess a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

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

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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

The proposal involves a substantial redevelopment of the site and as such the impact of the envisaged traffic movements on highway safety and capacity will be considered and the County Highway Authority will be consulted.

The proposal is for residential development and as such the Council's policies on housing density, size of dwellings and affordable housing are relevant.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.

The site is within the Wealden Heaths Special Protection Area Buffer Zone. Development should not result in a likely significant effect upon the integrity of the SPA.

Affordable Housing provision

There is a considerable need for affordable housing across the borough and securing more affordable homes is a key corporate priority within the Waverley Borough Corporate Plan 2012 – 2015. As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to meet local housing need. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

The Strategic Housing Market Assessment (SHMA) estimates that there is a need for 515 additional affordable homes to be provided each year over a period of 5 years. It estimates a need for 70% of new affordable homes to be smaller 1 and 2 bedroom properties.

The NPPF outlines that to deliver a wide choice of quality homes, local planning authorities should identify where affordable housing is needed and identify policies for meeting this on site, unless off-site provision or a financial contribution can be robustly justified. Policy H5 sets out the local requirements for affordable housing within settlements and states that in settlements of more than 3,000 in population, the Council will seek affordable housing on new developments comprising 15 or more new dwellings. Where proposals provide a housing density of more than 40 dwellings per hectare (which includes the current proposal) the Council will seek to negotiate that at least 25% of the number of net new dwellings are in the form of subsidised affordable housing. Policy H5 states that the scale of provision on individual sites will depend on the characteristics of the site, market conditions and other considerations.

The current scheme proposes the replacement of existing affordable homes and the provision of additional affordable homes. The scheme would make a significant and valuable contribution towards the stock of affordable housing in the Borough and as such the scheme is in accordance with Planning Policy.

Housing land supply

The provision of new housing will assist in addressing the Council's housing land supply requirements. Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013. That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted. However, as a result of recent court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that both the latest household projections published by the Department for Communities and Local Government and the evidence in the emerging draft Strategic Housing Market Assessment point to a higher level of housing need in Waverley than that outlined within the South East Plan. Specifically, the SHMA indicates an unvarnished figure of 470 dwellings per annum.

Notwithstanding that this is a higher figure than the South East Plan Figure, latest estimates suggest a housing land supply of 3.8 years based on the unvarnished housing supply figure of 470 dwellings per annum, which equates to approximately 396 dwellings per annum. When measured against the housing supply requirement of the Regional Spatial Strategy of 250 (albeit it is acknowledged that this figure carries little weight) the Council has, in accordance with paragraph 47 of the Framework, worked to boost significantly the supply of housing. As such, it is considered that the shortfall in housing land supply identified at present, when assessed against the untested SHMA figure of 470 dwellings per annum, should be given limited weight at this time, particularly given the constraints of the Borough, which clearly influenced the conclusion of the Report of the Panel (August 2007) appointed by the Secretary of State to examine the Draft Regional Spatial Strategy for the South East.

Nonetheless, the proposed development would contribute to meeting the need for new homes in Waverley and this is a material consideration to be weighed against the other considerations for this application.

Housing mix and density

The scheme proposes the erection of 99 residential units (19x1 bed, 52x2 bed, 23x3 bed and 5x4/5 bed). The overall density proposed is 42dph.

Site A:

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	4	18	9	3
%	11.7%	52.9%	26.5%	8.8%

Site B:

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	1	12	4	0
%	5.9%	70.6%	23.5%	0%

Site C:

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	8	16	8	0
%	25%	50%	25%	0%

Site D:

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Number of units	6	6	2	2
%	37.5%	37.5%	12.5%	12.5%

Sites A, B, C and D:

	1 bedroom	2 bedroom	3 bedroom	4/5 bedroom
Number of units	19	52	23	5
%	19.2%	52.5%	23.3%	5%

Policy H4 states:

“In considering proposals for residential development comprising more than three dwelling units on sites which are acceptable in principle for such development and accord with all other relevant policies of this Plan, the Council will require that:

(a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,

(b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,

(c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The Council will resist developments which make inefficient use of land. Densities below 30 dwellings per hectare (net) will, therefore be avoided and encouragement will be given to proposals which provide for between 30 and 50 dwellings per hectare (net). Higher densities will be particularly encouraged at places with good public transport accessibility or around major nodes along good quality public transport corridors”.

The National Planning Policy Framework 2012 outlines in paragraph 50 that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Local Plan 2002 is considered consistent with this approach and outlines the Council’s requirements for density and size of dwellings for residential developments comprising three dwellings or more. The Policy states that the Council

will require at least 50% of all the dwelling units within the proposed development to be 2 bedrooms or less; not less than 80% of all dwellings units to be 3 bedrooms or less, and for no more than 20% of the dwelling units to exceed 165sqm in total gross external floor area, excluding garaging. The Policy also states that densities of 30-50 dwellings per hectare will be encouraged, with higher densities particularly encouraged at places with good public transport accessibility or around major nodes with good quality public transport corridors. It is important to note that the NPPF does not prescribe the density of new developments but states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances.

19% of the units would be one bed roomed, 52% of the units would be two bed roomed, 23% would be three bed roomed and 5% would be 4 or 5 bed roomed.

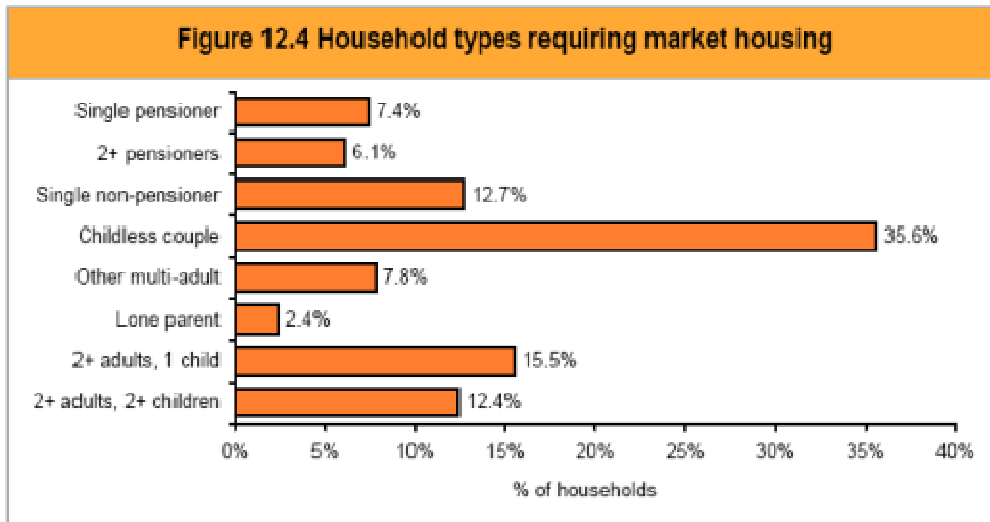
The proposed housing mix would comply with the requirements of Policy H4.

The Council's Strategic Housing Market Assessment (draft) (2013) sets out the likely profile of household types. The evidence in the SHMA is more up to date than the Local Plan, however, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The policies in the emerging Local Plan are unlikely to be prescriptive about house type and size, unlike Policy H4 of the current Local Plan. However, in line with the guidance in the NPPF, they will say that new proposals should reflect the evidence in the SHMA. The SHMA found that the market demand is as follows:

Bedrooms	Net Market Demand
1	71(19%)
2	146 (38%)
3	31 (8%)
4+	134(35%)
Total	382

The household survey also identifies the profile of household types requiring market housing. It shows that the largest group are childless couples (35.6%). Pensioner households make up around 14%.



Source: Waverley Borough Council household survey (2007)

The proposed housing mix is considered to be appropriate having regard to the evidence in the SHMA and the requirements of Policy H4.

Highway considerations, including impact on traffic and parking considerations

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements, local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has recently 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 NPPF states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Policy M4 of the Local Plan requires developments to include safe, convenient and attractively designed pedestrian routes linking to existing or proposed pedestrian networks, public open space, local facilities and amenities or, public transport.

The NPPF states that in order to make the fullest possible use of cycling, development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists. Policy M5 of the Local Plan accords with the NPPF in requiring developments to include, where possible, safe and convenient cycle routes which can connect to the Borough-wide cycle network.

The element of the scheme which seeks full planning permission at Site D would result in 16 dwellings with 27 parking spaces. The Council's parking guidelines for residential development are as follows:

Recommended Guidance for Residential Development

Locational Characteristics	Town Centre	Rest of Waverley
1 bed	1 space per unit	1 space per unit
2 bed	1 space per unit	2 spaces per unit
3 + bed	1.5 spaces per unit	2.5 spaces per unit

The guidelines indicate that the development proposed on Site D should provide a minimum of 24 parking spaces (and indicates that where space permits it may be appropriate to consider increased provision).

Therefore, the proposed development at Site D would be in accordance with the Council's parking guidelines.

The remainder of the development at Sites A, B and C is shown in illustrative form only. However, it would appear that the three sites would be capable of providing the required level of parking for the proposed dwellings.

The road layout would be set out to adoptable standards with new junction layouts having adequate visibility splays.

The scheme proposes rumble strips which would assist with traffic calming.

The provision of the dedicated bus lane would rationalise how the estate functions and would improve the public transport infrastructure in the vicinity.

The submitted plans demonstrate that refuse and emergency vehicles could access the revised road layout and serve the proposed development.

The scheme incorporates cycle parking for each dwelling, either in the form of garden sheds, or shared secure cycle stores. This would facilitate cycling and is supported in policy terms.

The application is accompanied by a Transport Assessment (TA) which assesses existing transport conditions in the area and assesses the impact of the proposed development.

The County Highway Authority has assessed this information and does not raise objection.

The proposed vehicular accesses have the required level of visibility and the applicant has demonstrated that the proposed road layout can safely accommodate the turning movements of large vehicles, including refuse and emergency vehicles.

The proposed development would result in a net increase in 34 dwellings. The applicant has demonstrated that the additional traffic that would be generated by an additional 34 dwellings can be safely accommodated on the local highway network and would not have a severe impact on the capacity of local roads during the AM and PM peak periods.

The Highway Authority has assessed the off-street parking provision for the proposed development, and considers this would provide an improvement compared to the existing situation. The proposed development would significantly reduce the need for people to park cars on the highway, thereby resulting in an improvement to traffic flow and highway safety.

The proposed development is considered to represent an improvement in how the highway functions and serves the local population. The proposal would comply with Policies M2, M4, M5 and M14.

Impact on visual amenity

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

The proposed replacement and new dwellings would result in a higher density than that which exists on site currently. There would be an uplift from approximately 24dph to 42dph. Whilst this is a significant uplift, having regard to the size of the proposed buildings, the overall bulk and massing and the relationship between plot sizes and buildings, it is considered that the proposed development would represent an enhancement of the character and appearance of the area.

The design of the proposed buildings, including the pallet of materials would provide some much needed variety within the estate, whilst respecting the identity of local surroundings, which will contribute towards creating a strong sense of place.

The development of the three later phases would facilitate a cohesive redevelopment of the site, which would improve the character and quality of the area and the way the area functions.

The proposal would comply with the aims of the NPPF and the Local Plan in terms of visual amenity.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The proposed residential building would represent a significant increase in the level of built form on site. However, having regard to the separation distances between dwellings, and to the boundaries of the site, it is concluded that the development shown at Site D would not result in material harm to residential amenity.

In some instances, there would be increased inter-visibility between the proposed and existing dwellings. However, having regard to the separation distances and oblique views created, it is considered that the proposed development across the 4 sites would result in material harm to residential amenity.

Officers conclude that a satisfactory layout could also be achieved at the three remaining sites, Sites A, B and C. However, this matter would be addressed as the reserved matters stage.

The proposal would comply with the aims of the NPPF and the Local Plan in terms of residential amenity.

Amenity space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required.

Each dwelling would have access to outdoor amenity space. All houses in the proposal would have access to a private garden and flats would have access to a communal garden, some of the flatted units would have a balcony. Having regard to the overall level of private amenity space coupled with the extensive communal amenity space, including the Green, it is considered that the scheme provides ample outdoor amenity space.

The Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of outdoor playing space. The proposed development would generally require the provision of a Local Area for Play (LAP). (This comprises a play area equipped mainly for children of early school age: 4-8 years old. However, the site is already served by a Multi Use Games Area which would meet the functional and recreational needs of residents.

The provision of amenity space within the proposed development (both outline and full planning permission elements) is considered to be in accordance with the requirements of the Local Plan and the NPPF.

Impact on trees

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

The proposed layout has a good level of tree planting that would significantly enhance the appearance of the street scene and setting of the new housing.

Officers concur with the findings of the submitted tree survey that the seven trees on site D (mostly proposed for removal) are all of a size/form/condition that does not warrant their consideration as a longer term constraint on development. They could therefore all be removed subject to a scheme of appropriate mitigation planting to enhance the character of the proposed development.

The outline application for access only, for development of Phase 2 (Sites A, B and C) for 83 dwellings has no tree related information. The indicative layouts appear to show reasonable space for tree planting. There are mature trees located around the northern edge of Site A and the south western boundary of Site C, both of which will have implications for development layout that conserves landscape character, respects rooting and branch constraints of mature trees and provides pleasant living environment for new occupiers. Officers note that there is a potential for properties on indicative layout plan for Site C to be overshadowed by trees for much of the afternoon. This matter will be assessed under the reserved matters application.

The impact on trees is considered to be acceptable.

Air Quality

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account. Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances.

The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The site is not within the Godalming Air Quality Management Area and the use of the proposed development would not give rise to significant levels of pollution. However, there is potential for air pollution during the demolition and construction stages of the development and as such a number of conditions are recommended, if permission is granted.

Contamination on site

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

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

The application is accompanied by a contamination investigation, which indicates that issues of contamination are of low risk. The Council's Environmental Health Service has considered this information and concurs with the findings of the report. Officers consider that no contaminated land conditions are required and that the proposal is acceptable in terms of contaminated land considerations.

Servicing

The plans show that there would be adequate provision for bin storage and as such no objection is raised on this basis.

Effect upon SPA

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

Infrastructure

Policy D13 of the Local Plan states that "development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer

has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements". Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. At the time of the previous application, guidance upon the content of legal agreements was provided by Circular 05/05. This has now been cancelled. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

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

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

The Council adopted a SPD on Infrastructure Contributions in April 2008. The policy requires developments which result in a net increase in dwellings to contribute towards infrastructure improvements in the Borough. This is the starting point for calculating the contribution.

The proposal is for 100% affordable housing and as such, in line with the Council's SPD on Planning Infrastructure Contributions, no charge is levied.

Officers conclude that there would be no conflict with Policies D13 or D14 of the Local Plan.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Having regard to the proposed layout, which promotes active street frontages and would facilitate natural surveillance, it is considered that the proposed development would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for the Committee.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling, (Total of £49,300) per annum for six years. A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal.

Climate change and sustainability

The proposed development would meet Level 4 for the Code for Sustainable Homes and renewable energy measures are also incorporated. The new buildings would be built to modern standards and be more energy efficient and better for the environment than the existing buildings.

This matter can reasonably be controlled by way of planning condition.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

When determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

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

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

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. Parts of the site are within 200m of ancient woodland and water. However, the submitted ecological information sets out that there would be no material harm caused to biodiversity, but that there would be a net gain of biodiversity on the site, subject to mitigation measures being incorporated on all four sites (bird and bat boxes, providing hibernacula, further emergence surveys – although no evidence of bats has been found, further surveying for reptiles, site works being between September and February to avoid harm to breeding birds' nests and ensure fencing

allows ease of movement for badgers and hedgehogs). Having regard to this, it is considered that the biodiversity interests of the site would be conserved subject to the mitigation measures being incorporated.

Natural England has commented on the application and raises no objection. The submitted ecological reports provide sufficient information for the application to comply with Natural England's Standing Advice in regards to protected species.

An informative should be added to remind the applicant that protected species may be present at the property and that works should stop should they be found during the course of the works.

Flooding and Drainage considerations

Paragraph 103 of the NPPF 2012 states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. The Technical Guidance which accompanies the NPPF outlines in Table 1 that for sites in Flood Zone 1, development proposals comprising one hectare or above should take account of vulnerability to flooding from other sources as well as from river and sea flooding, and also the potential to increase flood risk elsewhere.

The site is within Flood Zone 1 and is not in an area prone to flooding. However, the site is over 1Ha in area and therefore the applicant has provided a Flood Risk Assessment (FRA). The Environment Agency (EA) has referred the Council to its Standing Advice rather than providing specific comments. For sites with an area over 1Ha in Flood Zone 1 the standing advice from the EA indicates that the Local Planning Authority should consult the EA with a FRA containing a surface water drainage strategy setting out how the surface water from the site would be managed.

The submitted FRA includes a foul and surface water drainage strategy. This document sets out that the impermeable area on Site D would marginally increase by 180sqm. The report concludes that this would have no material impact on site runoff. The report goes on to state that runoff would be directed through gardens to create a degree of natural attenuation. The FRA concludes that the development would have no material impact on off-site runoff or flood risk.

The scheme includes a scheme for Sustainable Urban Drainage (SUDS). The drainage system would be formed from a cascading series of features routed via a surface channel to an outfall to a new surface water sewer laid in the highway. Permeable paving would create natural attenuation. Surface water runoff from the highway would be discharged to swales.

The FRA indicates that the SUDS for Sites A, B and C would be similar to that currently proposed at Site D and would be addressed at the reserved matters application stage.

Officers conclude that issues of flooding and surface water runoff have been adequately addressed. The implementation of the SUDS could be controlled by condition if permission is granted.

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

The proposal would not conflict with these regulations.

Archaeological considerations

The NPPF sets out that, as a core principle, planning should take account of the different roles and character of different areas and, heritage assets, in a manner appropriate to their significance, should be conserved. In considering proposals for development involving ground disturbance within Sites and Areas of High Archaeological Potential, Policy HE14 of the Local Plan requires that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The application site stands on an area of land that once formed part of a landfill site. The submitted archaeological assessment concludes that there is unlikely to be any artefacts of archaeological importance. The County Archaeologist has considered the submitted information and concludes that the impact on archaeology would be acceptable subject to a condition to ensure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation.

No objection is raised in relation to archaeological issues.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access. Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted. From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Environmental Impact Regulations 2011

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Third Party Comments

The majority of issues raised in representation letters are addressed within the body of this report. However, the following additional comments are offered:

- The scheme would not reduce natural drainage. Permeable paving would be used as part of the SUDS. There is no indication that the proposed development would lead to flooding.
- Issues relating to the compulsory purchase of any properties on the site are a matter for the Housing Department to address and resolve, as opposed to the Planning Service.
- The separation distances to neighbouring dwellings are such that Officers consider that there would not be material overlooking or loss of amenity.
- An informative is added to ensure that works stop and Natural England is contacted if protected species are found.
- Conditions relating to the management of the site throughout the construction process are recommended to minimise disruption to residents.
- If cars are parked across existing driveways it would be a matter for the Police. It is not intended that existing driveways are demarcated or to have signage, this would result in visual clutter and is unnecessary as other legislation controls blocking of the highway.

Article 2(3) Development Management Procedure (Amendment) Order 2012 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 the following:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

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

Conclusion

The scheme would represent a significant contribution towards the stock of affordable homes in the Borough and would improve the urban fabric of this part of the estate. This matter should be afforded considerable weight in the planning assessment.

The proposal is considered to be acceptable in terms of its impact on visual and residential amenity.

Highway and parking issues are considered to be acceptable. The increase in vehicle movements can be accommodated within the local highway network.

No material harm to acknowledged planning interests is identified and as such, it is recommended that permission be granted.

Recommendation

That permission be GRANTED subject to the following conditions:

Conditions relating to Site D only:

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

Reason
In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.
2. Condition
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason
In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.
3. Condition
The landscaping scheme hereby approved shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local

Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

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

4. Condition

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.

Reason

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

5. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground and finished floor levels of the building(s) hereby permitted. The development shall be carried out in strict accordance with the approved levels.

Reason

In order to ensure that the proposed development does not prejudice the amenities of neighbouring properties or the appearance of the locality and to accord with and Policies D1 and D4 of the Waverley Borough Local Plan 2002

6. Condition

The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Ockford Ridge have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

7. Condition

The development hereby approved shall not be first occupied unless and until the proposed highway improvement works related to Site D as shown on WYG Transport Drawing No. A084745-20, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

8. 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

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

9. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

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

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

10. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

11. Condition

The development hereby approved shall not be first occupied unless and until a secure cycle storage facility has been provided in accordance with the approved plans.

Reason

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M14 of the Waverley Borough Local Plan 2002.

12. Condition

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise;
- (ii) control of dust, smell and other effluvia;
- (iii) control of surface water run off;
- (iv) proposed method of piling for foundations;
- (v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site.
- (vi) hours of working.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

13. Condition

Prior to the first occupation of any residential units on the site, the proposed bin stores, as shown on the approved plans shall be constructed and available for use by residents, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interests of the environment and to assist in maintaining the clean appearance of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

Prior to the first occupation of any residential units on the site, a scheme shall be prepared and submitted to and approved in writing by the Local Planning Authority for the collection and disposal of litter in the public spaces of the residential

development including the design and siting of litterbins. No residential unit shall be occupied prior to the implementation of the approved scheme. The approved scheme shall be maintained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the environment and to assist in maintaining the appearance of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate, stating that each dwelling has been designed to achieve Level 4 of the Code, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

Reason

To ensure that the objectives of sustainable development identified in Policy D3 of the Local Plan.

16. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouses hereby permitted or within their curtilage, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

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

17. Condition

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

Reason

The site within an Area of High Archaeological Potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy HE14 of the Waverley Borough Local Plan 2002.

18. Condition

No floodlighting or other form or external lighting scheme shall be installed unless it is in accordance with the details which have previously been submitted to and

approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior written consent of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason

To protect the appearance of the area and local residents from light pollution in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

19. Condition

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

Reason

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

20. Condition

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

Reason

In the interests of sustainable development and to accord with Policies D1, D3 and D4 of the Waverley Borough Local Plan 2002.

21. Condition

Prior to the commencement of development a site management plan for the suppression of mud, grit, dust and other emissions during both the deconstruction and construction phase would be submitted to and approved in writing by the Local Planning Authority. Emissions generation activities will be controlled and minimised through use of mitigation measures that are identified in Section 4.3 of the London Council's Best Practice Guide, and other similar guidance.

Reason

In the interests of air quality and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

22. Condition

No trade refuse shall be burnt or otherwise disposed of on the site.

Reason

In the interest of protecting the appearance of the area and local residents from unreasonable noise and smells in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

Conditions relating to Sites A, B and C only:

23. Condition

Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance; and
- (iv) landscaping.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

24. Condition

The development hereby approved shall not be first occupied unless and until the proposed highway works related to Sites A, B & C as shown on drawing no. 12448_02_06-D1 ‘Landscape Masterplan’, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

Conditions relating to Sites A, B, C and D:

25. Condition

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with Policy D3 of the Waverley Borough Local Plan 2002.

26. Condition

The development shall be carried out in strict accordance with the recommendations and mitigation measures set out in the submitted Flood Risk Assessment and Foul and Surface Water Drainage Strategy. The recommendations and mitigation measures shall be implemented prior to the occupation of any dwellinghouse on the site.

Reason

To prevent flooding by ensuring the satisfactory storage of surface water on site; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF 2012.

27. Condition

Prior to the commencement of any development (excluding demolition), details shall first be submitted to and approved in writing by the Local Planning Authority of a Programme of Phased Implementation for the permission hereby granted. The development shall thereafter be carried out in accordance with the agreed Phasing Programmed unless otherwise first agreed in writing by the Local Planning Authority. The phasing plan shall indicate the timing of construction of the scheme phases, including the provision of associated external works (such as parking and landscaped areas), commensurate with the phases and associated areas/uses being brought into use.

Reason

To ensure the proper and effective development of the site in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

28. Condition

The development shall be carried out in strict accordance with the recommendations set out in the submitted Bat Transect, Dusk Emergence and Dawn Re-entry Survey of Area D, Ecological Assessment of Area A, Ecological Assessment of Area B, Ecological Assessment of Area C and Ecological Assessment of Area D.

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D3 of the Local Plan 2002 and the guidance contained within the NPPF 2012.

29. Condition

The plan numbers to which this permission relates are 12448_A_02_02-P1, 12448_A_02_03-P1, 12448_C_02_03-P1, 12448_02_04-P1, 12448_C_02_02-P1, 12448_B_02_03-P1, 12448_02_D_122-D2, 12448_02_05-P1, 12448_B_02_02-P1, 12448_D_02_04-P1, 12448_02_D_124-D2, 12448_02_01-P1, 12448_D_02_03-P1, 12448_02_D_105, 12448_02_D_110, 12448_02_D_114, 12448_02_D_131, 12448_02_D_HT-E, 12448_02_D_HT-B, 12448_HT-F(i), 12448_02-HT-E, 12448_02-HT-F, 12448_02-HT-D, 12448_02-HT-C, 12448_02-HT-B, 12448_02-HT-B(i), 12448_02-HT-A, 12448_D_02_05, 12448_02_D_124-D1, 12448_02_D_101,

12448_02_D_119-D1, 12448_02_D_115, 12448_02_D_130, 12448_02_D_120-D1, 12448_00_D_001, 12448_02_D_103, 12448_02_D_111, 12448_C_02_0112448_02_06-D1, 12448_A_02_01, 12448_02_01, 12448_02_03, 12448_C_02_04, 12448_02_D_104, 12448_02_D_116, 12448_02_D_118-D1, 12448_02_D_112, 12448_02_D_113, 12448_00_D_002, 12448_D_02_02, 12448_B_02_04, 12448_02_D_121-D1, 12448_02_09, 12448_02_D_102, 12448_02_08-D1, 12448_02_07-D1, 12448_A_02_04, 12448_B_02_01, 12448_00_01, 12448_02_D_123-D1, 12448_02_D_122-D1, 12448_02_D_117-D1, 8344/01, A082406-11, A084745-12, A084745-13, A084745-20, A084745-30, A084745-14, A084745-10, A084745-21, A084745-22, 11111_02-HT-B(ii), 11111_02 and un-numbered drawing titled 'Site Survey'. 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

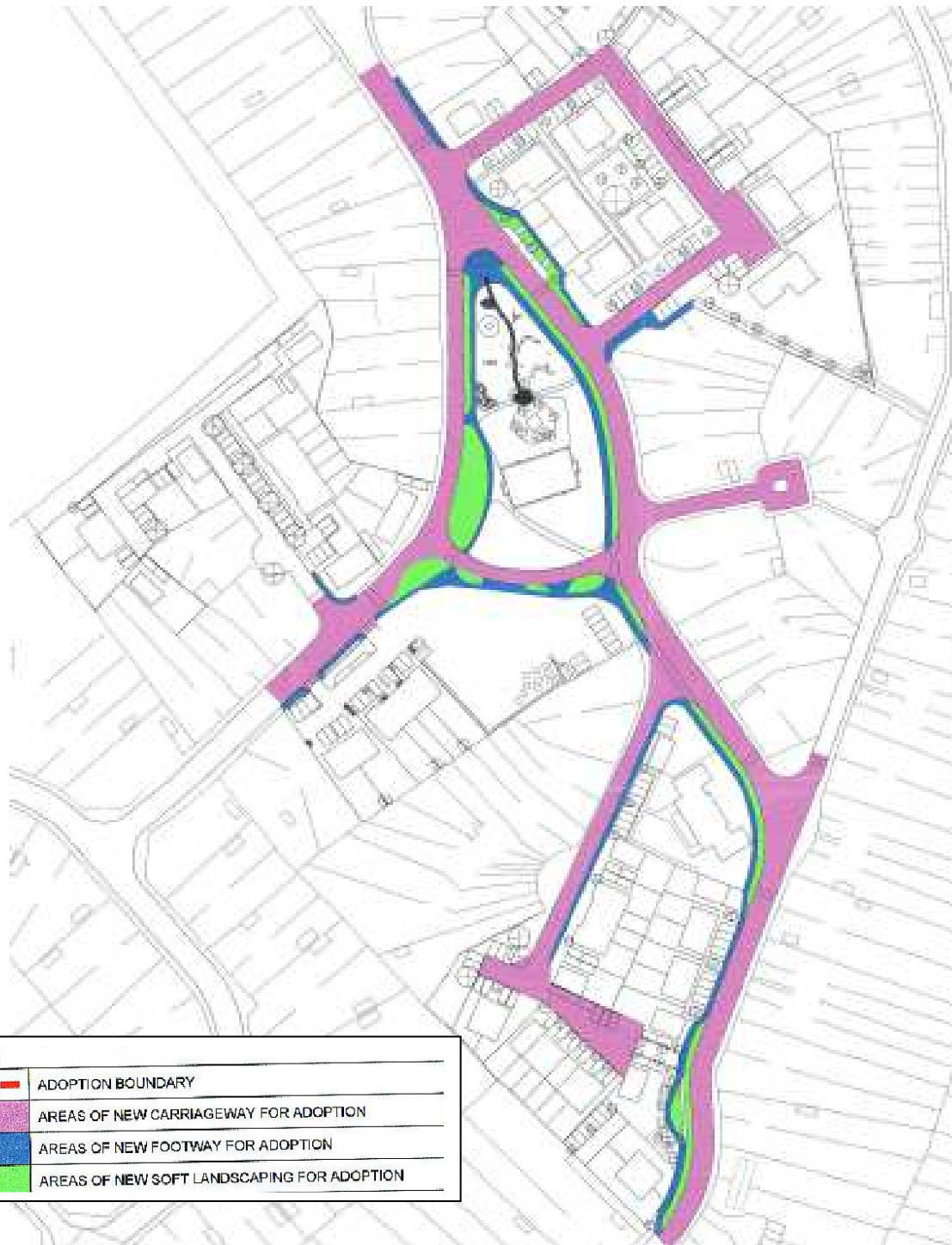
1. The attention of the applicant is drawn to the requirement of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environment Protection Team of the Council.
2. Publicly accessible Electric Vehicle Charging Points can be registered with a national scheme to ensure availability of Electric Vehicle Charging Points to a wider network of users.
3. 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.
4. 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.
5. 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.
6. 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.








7. 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.
8. 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).
9. 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.
10. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
11. The applicant's attention is drawn to the letter from Natural England dated 16 July 2014 and the landscape and biodiversity enhancement suggestions therein. The letter is attached to the decision notice.
12. "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.
13. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the

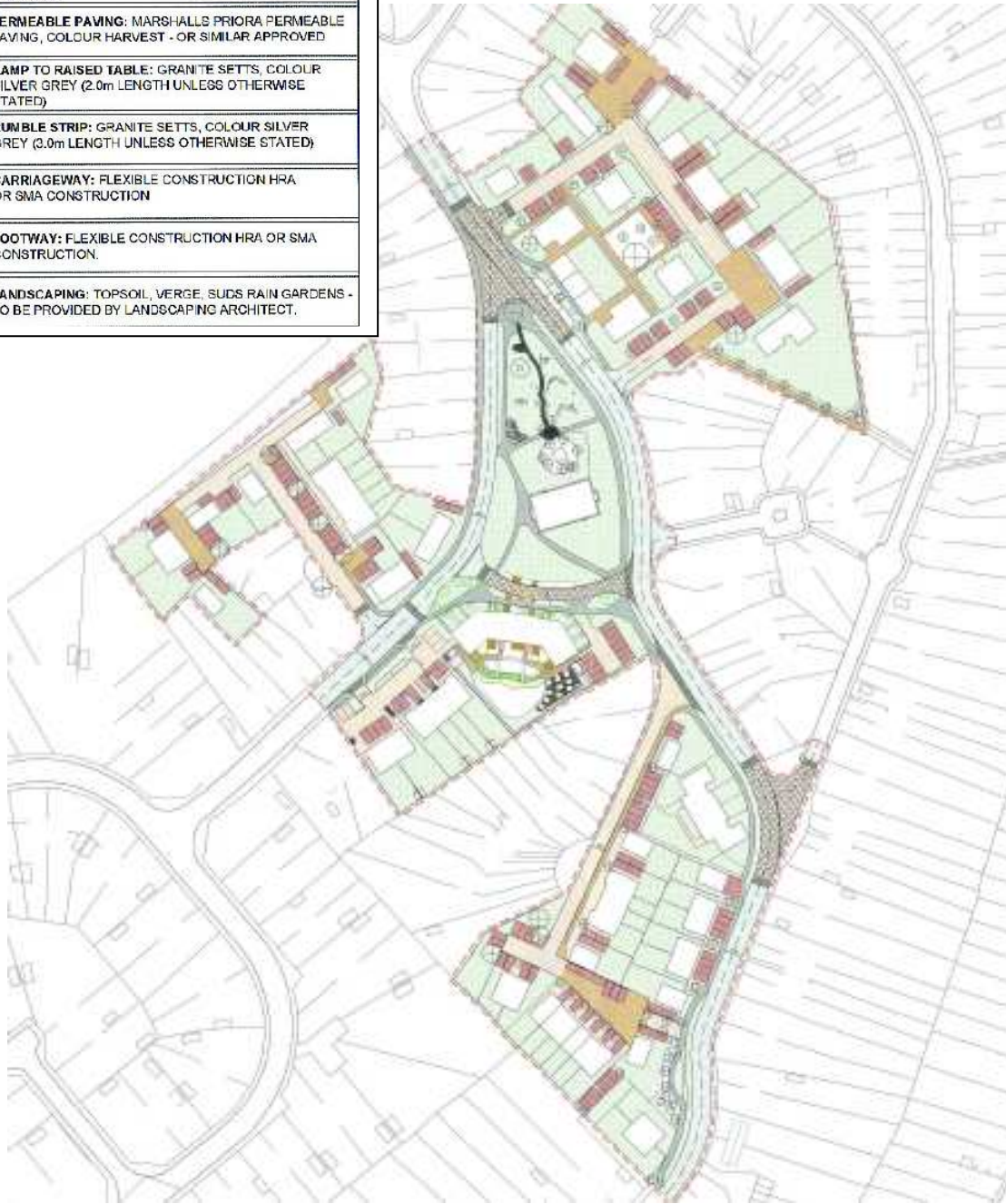
course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

Appendix – Plans



Plan showing indicative highway adoption

HIGHWAYS MATERIALS PALETTE;	
	SITE BOUNDARY: BOUNDARY OR WORKS ASSOCIATED WITH DEVELOPMENT TO BE SUBMITTED FOR OUTLINE PLANNING.
	PERMEABLE PAVING: MARSHALLS PRIORA PERMEABLE PAVING, COLOUR HARVEST - OR SIMILAR APPROVED
	RAMP TO RAISED TABLE: GRANITE SETTS, COLOUR SILVER GREY (2.0m LENGTH UNLESS OTHERWISE STATED)
	RUMBLE STRIP: GRANITE SETTS, COLOUR SILVER GREY (3.0m LENGTH UNLESS OTHERWISE STATED)
	CARRIAGEWAY: FLEXIBLE CONSTRUCTION HRA OR SMA CONSTRUCTION
	FOOTWAY: FLEXIBLE CONSTRUCTION HRA OR SMA CONSTRUCTION.
	LANDSCAPING: TOPSOIL, VERGE, SUDS RAIN GARDENS - TO BE PROVIDED BY LANDSCAPING ARCHITECT.

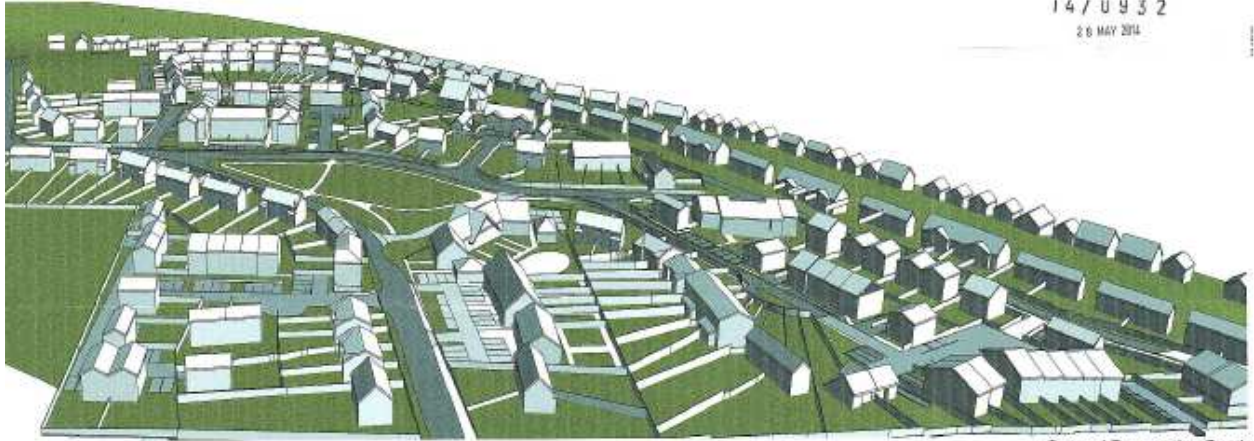


Proposed layout

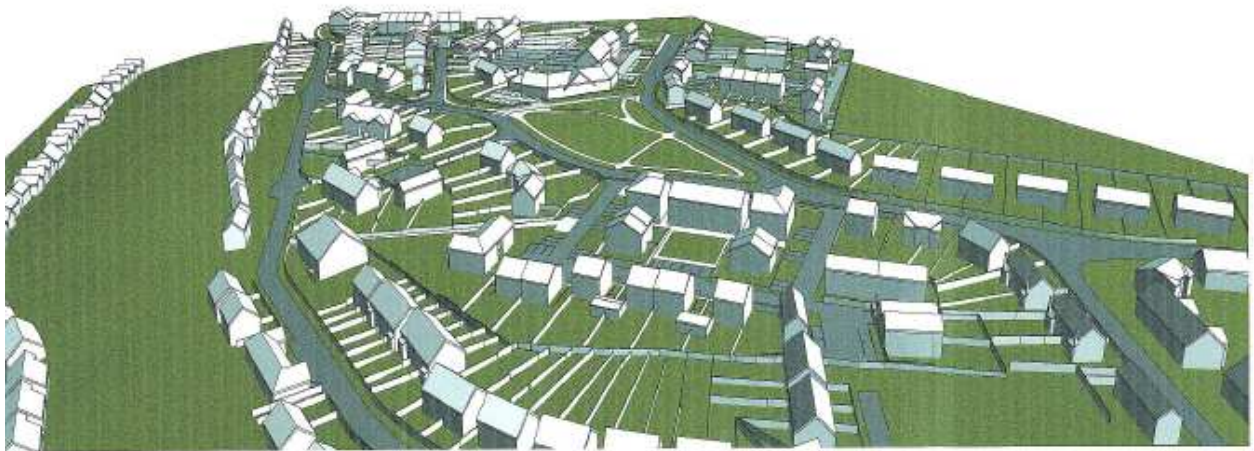


Proposed landscape plan

14 / 0932
28 MAY 2014



General Perspective South



General Perspective North

3D images of proposed development



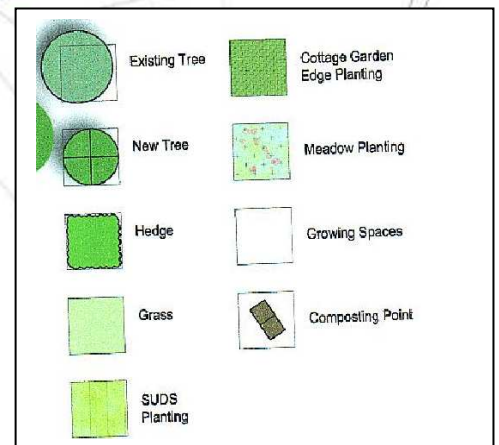
Site D Proposed layout

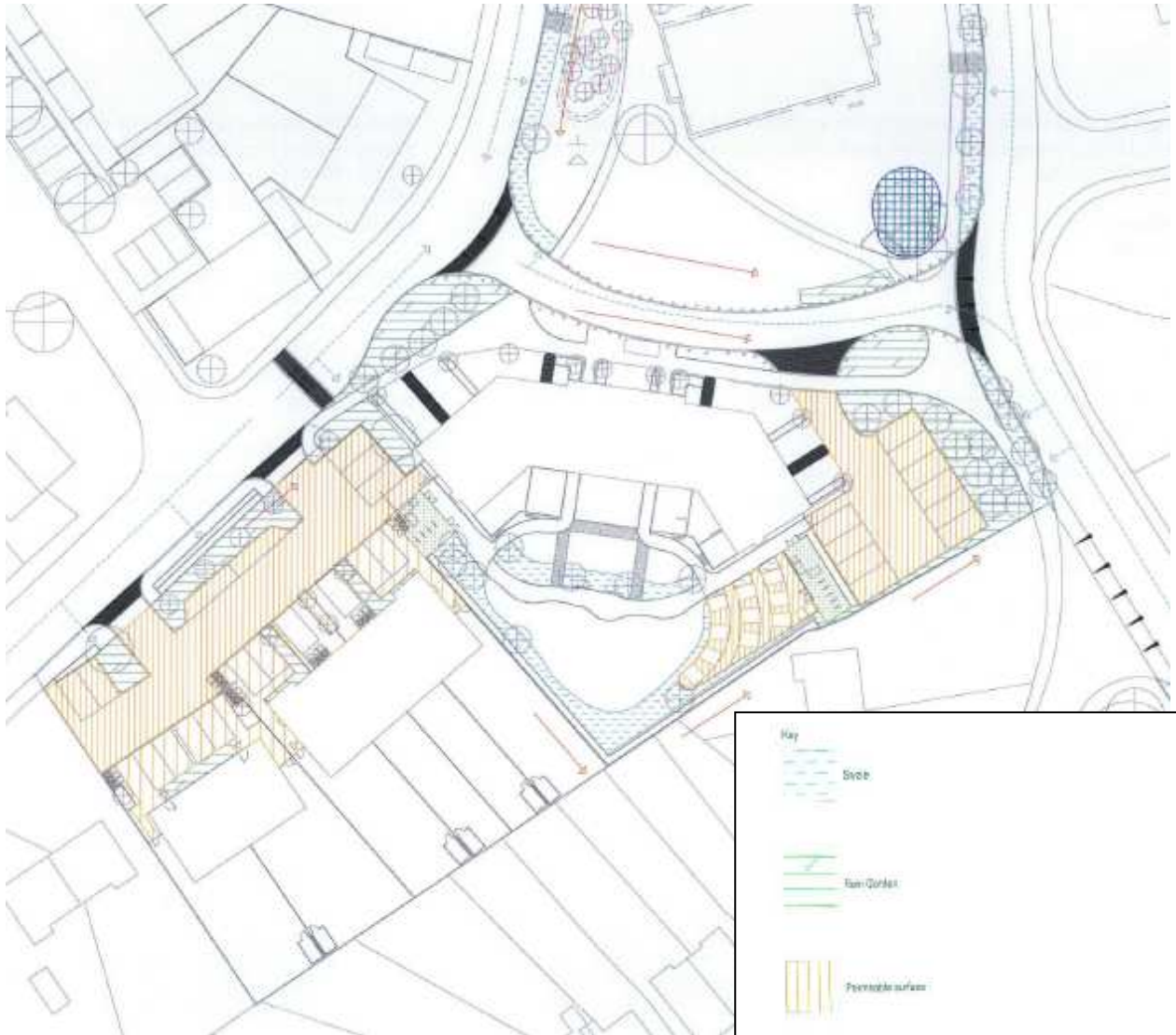


Site D Tree protection plan



Site D – Landscape plan



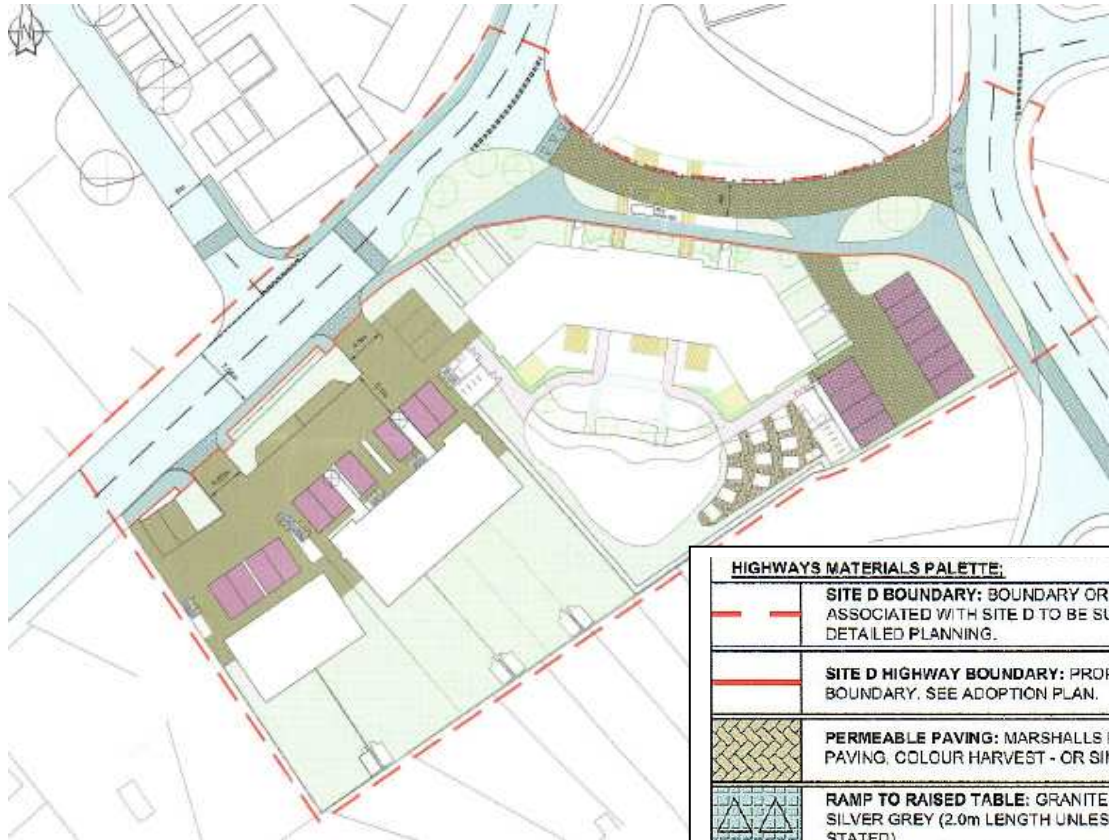


Site D – SUDS









	Key
	Sieve
	Rain Gutter
	Permeable surface
	Permeable surface to residential buildings
	Retention Pond
	Green roof
	Direction of water
	Storage Channel
	Assumed direction of collection / outlet flow



Site D – Parking layout



Site D – Highway works

HIGHWAYS MATERIALS PALETTE:	
	SITE D BOUNDARY: BOUNDARY OR WORKS ASSOCIATED WITH SITE D TO BE SUBMITTED FOR DETAILED PLANNING.
	SITE D HIGHWAY BOUNDARY: PROPOSED HIGHWAY BOUNDARY. SEE ADOPTION PLAN.
	PERMEABLE PAVING: MARSHALLS P10RA PERMEABLE PAVING. COLOUR HARVEST - OR SIMILAR APPROVED
	RAMP TO RAISED TABLE: GRANITE SETTS, COLOUR SILVER GREY (2.0m LENGTH UNLESS OTHERWISE STATED)
	RUMBLE STRIP: GRANITE SETTS, COLOUR SILVER GREY (3.0m LENGTH UNLESS OTHERWISE STATED)
	CARRIAGEWAY: FLEXIBLE CONSTRUCTION HRA OR SMA CONSTRUCTION
	FOOTWAY: FLEXIBLE CONSTRUCTION HRA OR SMA CONSTRUCTION.
	LANDSCAPING: TOPSOIL, VERGE, SUDS RAIN GARDENS - TO BE PROVIDED BY LANDSCAPING ARCHITECT.





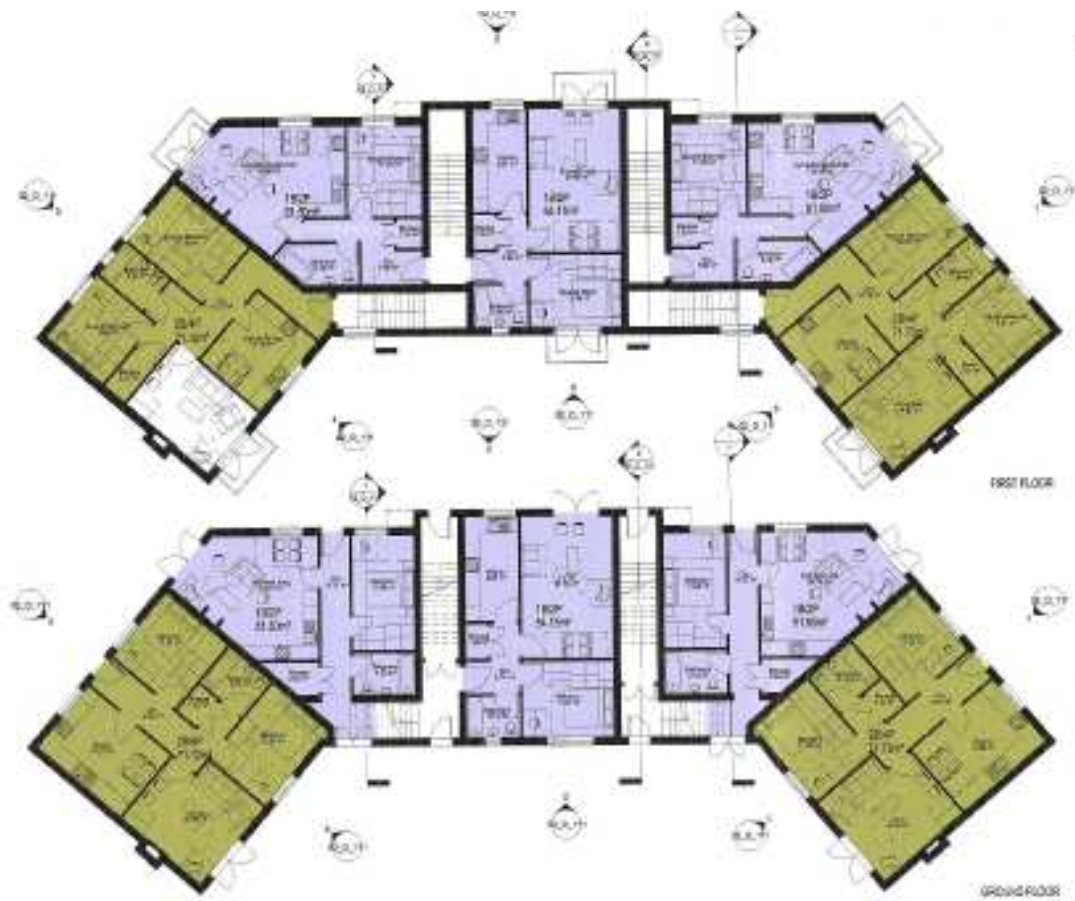
Site D – 3D images



Site D – Artist's impression



Site D – Apartment building elevations



Site D – Apartment building floor plans



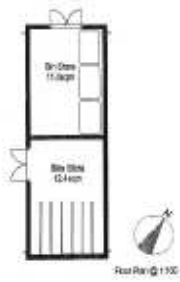
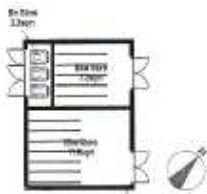
Site D – Terrace houses elevations



16/03/14 04:02:07



Site D – Terrace houses floor plans



Site D – Bin and cycle stores



Site D – House Type E elevations



Site D – House Type E elevations



Site D – House Type E floor plans



Axonometric

Site D – House Type E 3D image



Site D – House Type B(ii) elevations



Site D – House Type B(ii) floor plans



Site D – House Type B(ii) 3D images



Site D – House Type B elevations



Site D – House Type B floor plans



Axonometric

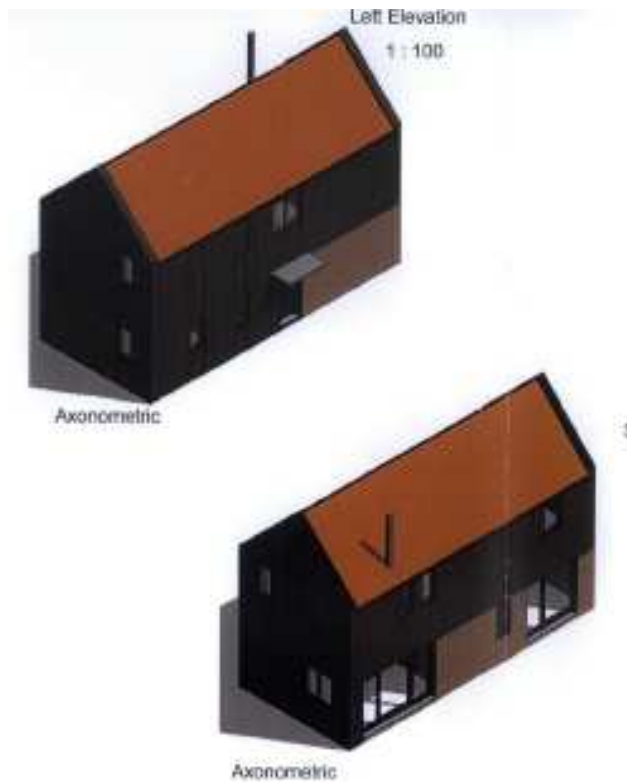
Site D – House Type B 3D image



Site D – House Type F(i) elevations



Site D – House Type F(i) floor plans



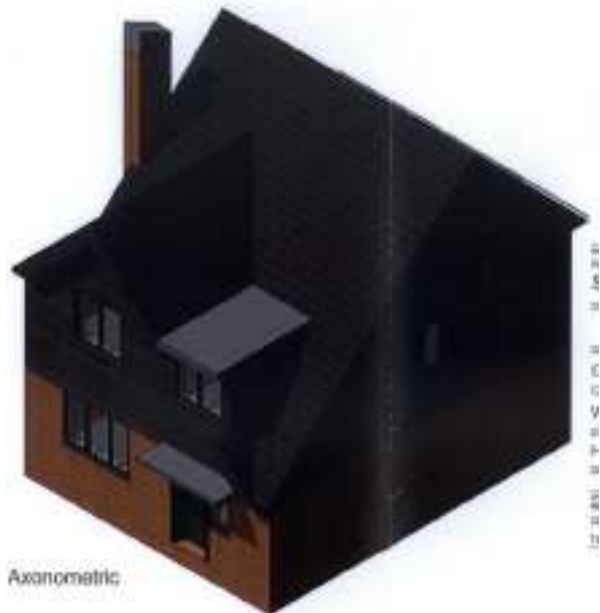
Site D – House Type F(i) 3D images



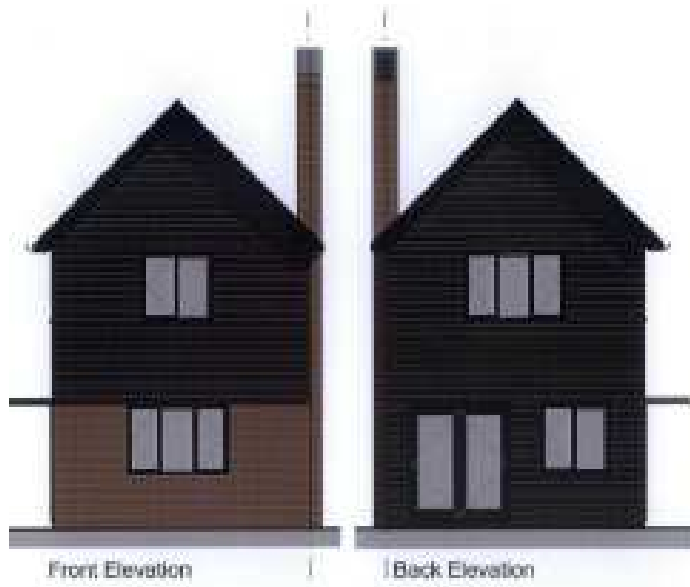
Site D – House Type E elevations



Site D – House Type E floor plans



Site D – House Type E 3D image



Site D – House Type F elevations



Site D – House Type F floor plans



Site D – House Type F 3D images



Site D – House Type D elevations



Site D – House Type D floor plans



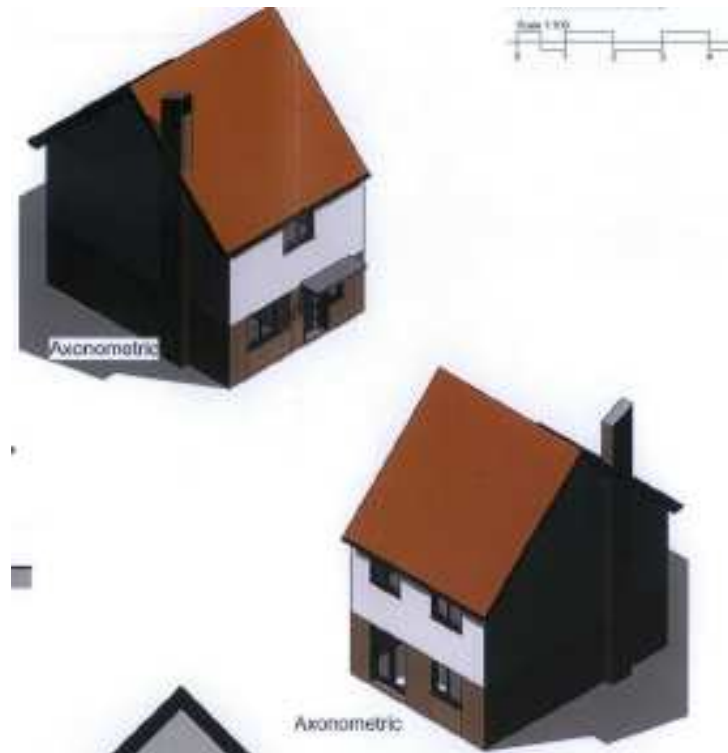
Site D – House Type D 3D images



Site D – House Type C elevations



Site D – House Type C floor plans



Site D – House Type C 3D images



Site D – House Type B(ii) elevations



Site D – House Type B(ii) floor plans



Site D – House Type B(ii) 3D images



Site D – House Type B elevations



Site D – House Type B floor plans



Site D – House Type B 3D images



Site D – House Type B(i) elevations



Site D – House Type B(i) floor plans



Axonometric

Site D – House Type B(i) 3D image



Site D – House Type A elevations



Site D – House Type A floor plans

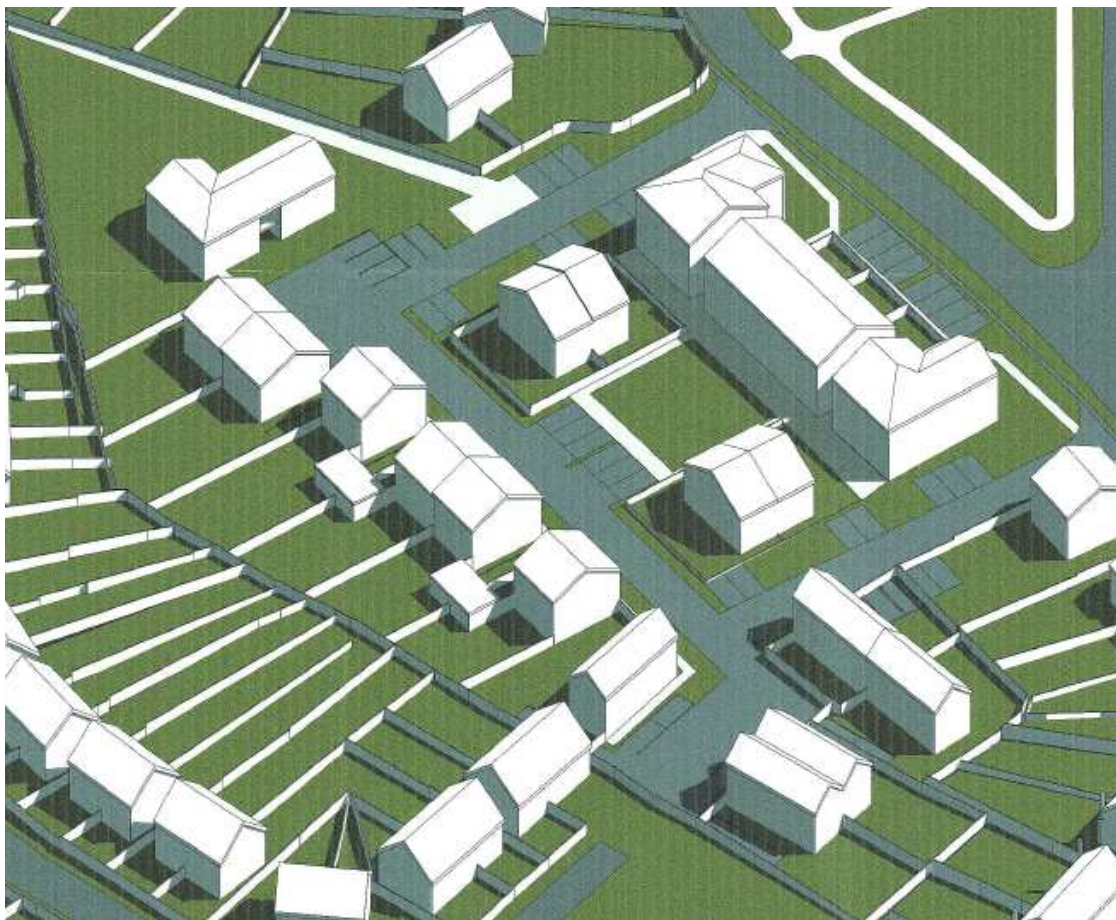


Axonometric

Site D – House Type A 3D image



Site A – Indicative layout



Site A – 3D images



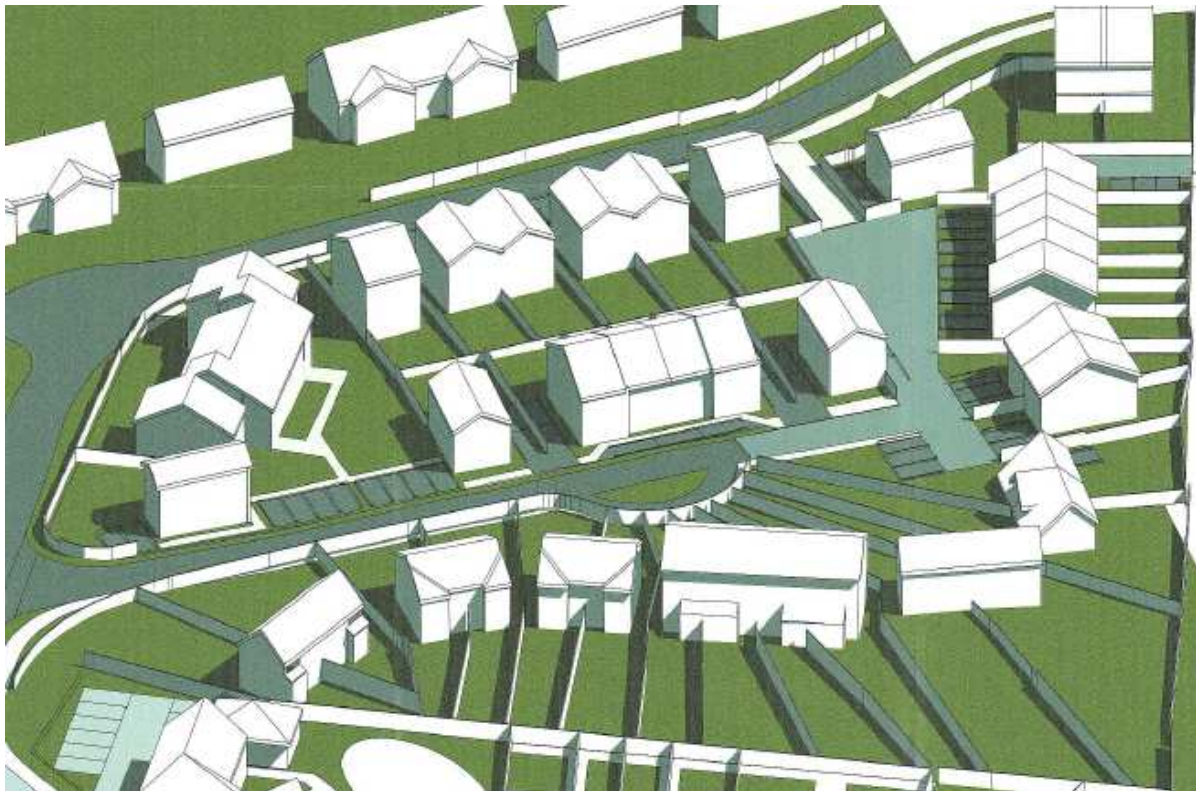
Site B – Indicative layout



Site B - 3D images



Site C – Indicative layout



Site C – 3D images