

**JOINT PLANNING COMMITTEE – 6<sup>TH</sup> FEB 2019**

**UPDATE SHEET**

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**Item 7**

**WA/2018/2071**

**LAND SOUTH OF HIGH STREET BETWEEN ALFORD ROAD AND KNOWLE LANE, CRANLEIGH**

**Clarification in relation to compliance with the Nationally Described Space Standards**

Amended drawings have been submitted in order to ensure that all third and fourth bedrooms proposed have a minimum area in excess of 7.5m<sup>2</sup> as required for a single bedroom in the Nationally Described Space Standards. These are included within the updated condition schedule below. All main bedrooms (bed 1) would have an area equal to or greater than 11.5m<sup>2</sup> as required in the Space Standards, and although not required by the Space Standards all second bedrooms (bed 2) would also meet the 11.5m<sup>2</sup> requirement for a double bedroom.

The emerging LPP2 policy reflects the Nationally Described Space Standards. Whilst the policy has limited weight it does reflect the Council's aspiration in terms of the form and quality of dwellings sizes required within new developments.

**Condition Updates**

**Condition 1** – Updated in order to take account of latest plan versions. The condition now reads:

1. Condition

The plan numbers to which this condition relates are:

- Site Layout – drawing S893-Ph2.2-002 Rev U
- Refuse Strategy Plan – drawing S893-Ph2.2-RSP Rev B
- Elec Sub Station Details – drawing S893/Ph2.2/ESS
- Schedule of Accommodation – rev N dated 26.11.18

Plot 74-75

- Floorplans – drawing S893/Ph2.2/P74-75/01 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P74-75/02 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P74-75/03 Rev A

Plot 76-77

- Ground & first floor plan – drawing S893/Ph2.2/P76-77/01 Rev A
- Second floor plan – drawing S893/Ph2.2/P76-77/02
- Elevations (sheet 1) – drawing S893/Ph2.2/P76-77/03
- Elevations (sheet 2) – drawing S893/Ph2.2/P76-77/04

#### Plot 78-79

- Ground & first floor plan – drawing S893/Ph2.2/P78-79/01 Rev A
- Second floor plan – drawing S893/Ph2.2/P78-79/02
- Elevations (sheet 1) – drawing S893/Ph2.2/P78-79/03
- Elevations (sheet 2) – drawing S893/Ph2.2/P78-79/04

#### Plot 80-81

- Floorplans – drawing S893/Ph2.2/P80-81/01 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P80-81/02 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P80-81/03 Rev A

#### Plot 82

- Floorplans – drawing S893/Ph2.2/P82/01 Rev A
- Elevations – drawing S893/Ph2.2/P82/02

#### Plot 83

- Floorplans – drawing S893/Ph2.2/P83/01 Rev A
- Elevations – drawing S893/Ph2.2/P83/02 Rev B

#### Plot 84-85

- Floorplans – drawing S893/Ph2.2/P84-85/01 Rev A
- Elevations – drawing S893/Ph2.2/P84-85/01 Rev A

#### Plot 86-90

- Ground floor plan – drawing S893/Ph2.2/PO86-90/01 Rev A
- First floor plan – drawing S893/Ph2.2/PO86-90/02 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/PO86-90/03 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/PO86-90/04 Rev B

#### Plot 91-93

- Ground floor plan – drawing S893/Ph2.2/P91-93/01
- First floor plan – drawing S893/Ph2.2/P91-93/02 Rev A
- Second floor plan – drawing S893/Ph2.2/P91-93/03 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P91-93/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P91-93/05 Rev A
- Elevations (sheet 3) – drawing S893/Ph2.2/P91-93/06 Rev A

#### Plot 94-95

- Ground floor plan – drawing S893/Ph2.2/P94-95/01
- First floor plan – drawing S893/Ph2.2/P94-95/02 Rev A
- Second floor plan – drawing S893/Ph2.2/P94-95/03
- Elevations (sheet 1) – drawing S893/Ph2.2/P94-95/04
- Elevations (sheet 2) – drawing S893/Ph2.2/P94-95/05
- Elevations (sheet 3) – drawing S893/Ph2.2/P94-95/06

#### Plot 96-104

- Ground floor plan – drawing S893/Ph2.2/P96-104/01 Rev C
- First floor plan – drawing S893/Ph2.2/P96-104/02 Rev C
- Second floor plan – drawing S893/Ph2.2/P96-104/03 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P96-104/04 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P96-104/05 Rev C
- Elevations (sheet 3) – drawing S893/Ph2.2/P96-104/06 Rev B
- Elevations (sheet 4) – drawing S893/Ph2.2/P96-104/07 Rev A

#### Plot 105-107

- Floorplans – drawing S893/Ph2.2/P105-107/01 Rev A
- Elevations – drawing S893/Ph2.2/P105-107/02 Rev A

#### Plot 108-110

- Floorplans – drawing S893/Ph2.2/P108-110/01 Rev B
- Elevations – drawing S893/Ph2.2/P108-110/02 Rev A

#### Plot 111-113

- Floorplans – drawing S893/Ph2.2/P111-113/01 Rev B
- Elevations – drawing S893/Ph2.2/P111-113/02 Rev A

#### Plot 114-125

- Ground floor plan – drawing S893/Ph2.2/P114-125/01 Rev C
- First floor plan – drawing S893/Ph2.2/P114-125/02 Rev C
- Second floor plan – drawing S893/Ph2.2/P114-125/03 Rev C
- Elevations (sheet 1) – drawing S893/Ph2.2/P114-125/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P114-125/05 Rev B
- Elevations (sheet 3) – drawing S893/Ph2.2/P114-125/06 Rev A
- Elevations (sheet 4) – drawing S893/Ph2.2/P114-125/07 Rev A

#### Plot 126-131

- Ground floor plan – drawing S893/Ph2.2/P126-131/01 Rev B
- First floor plan – drawing S893/Ph2.2/P126-131/02 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P126-131/03 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P126-131/04 Rev B
- Elevations (sheet 3) – drawing S893/Ph2.2/P126-131/05 Rev B

#### Plot 132-149

- Ground floor plan – drawing S893/Ph2.2/P132-149/01 Rev B
- First floor plan – drawing S893/Ph2.2/P132-149/02 Rev B
- Second floor plan – drawing S893/Ph2.2/P132-149/03 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P132-149/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P132-149/05 Rev B
- Elevations (sheet 3) – drawing S893/Ph2.2/P132-149/06 Rev B
- Elevations (sheet 4) – drawing S893/Ph2.2/P132-149/07 Rev A

#### Plot 150-155

- Ground floor plan – drawing S893/Ph2.2/P150-155/01 Rev B
- First floor plan – drawing S893/Ph2.2/P150-155/02 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P150-155/03 Rev C
- Elevations (sheet 2) – drawing S893/Ph2.2/P150-155/04 Rev C
- Elevations (sheet 3) – drawing S893/Ph2.2/P150-155/05 Rev C

#### Plot 156-164

- Ground floor plan – drawing S893/Ph2.2/P156-164/01 Rev C
- First floor plan – drawing S893/Ph2.2/P156-164/02 Rev C
- Second floor plan – drawing S893/Ph2.2/P156-164/03 Rev C
- Elevations (sheet 1) – drawing S893/Ph2.2/P156-164/04 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P156-164/05 Rev A
- Elevations (sheet 3) – drawing S893/Ph2.2/P156-164/06 Rev C
- Elevations (sheet 4) – drawing S893/Ph2.2/P156-164/07 Rev B

#### Plot 165,182-183

- Ground floor plan – drawing S893/Ph2.2/P165+182-183/01 Rev A
- First floor plan – drawing S893/Ph2.2/P165+182-183/02 Rev B
- Second floor plan – drawing S893/Ph2.2/P165+182-183/03 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P165+182-183/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P165+182-183/05 Rev A

#### Plot 166-167

- Ground floor plan – drawing S893/Ph2.2/P166-167/01 Rev A
- First floor plan – drawing S893/Ph2.2/P166-167/02 Rev B
- Second floor plan – drawing S893/Ph2.2/P166-167/03 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P166-167/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P166-167/05 Rev A

#### Plot 168-171

- Ground floor plan – drawing S893/Ph2.2/P168-171/01 Rev A
- First floor plan – drawing S893/Ph2.2/P168-171/02 Rev B
- Second floor plan – drawing S893/Ph2.2/P168-171/03 Rev A

- Elevations (sheet 1) – drawing S893/Ph2.2/P168-171/04 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P168-171/05 Rev B
- Elevations (sheet 3) – drawing S893/Ph2.2/P168-171/06 Rev A
- Elevations (sheet 4) – drawing S893/Ph2.2/P168-171/07 Rev A

#### Plot 172-173

- Ground floor plan – drawing S893/Ph2.2/P172-173/01 Rev B
- First floor plan – drawing S893/Ph2.2/P172-173/02 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P172-173/03 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P172-173/04 Rev B

#### Plot 174-175

- Floorplans – drawing S893/Ph2.2/P174-175/01 Rev B
- Elevations – drawing S893/Ph2.2/P174-175/02 Rev C

#### Plot 176

- Floorplans – drawing S893/Ph2.2/P176/01 Rev B
- Elevations – drawing S893/Ph2.2/P176/02 Rev A

#### Plot 177

- Floorplans – drawing S893/Ph2.2/P177/01 Rev B
- Elevations – drawing S893/Ph2.2/P177/02 Rev B

#### Plot 178-181

- Ground floor plan – drawing S893/Ph2.2/P178-181-01 Rev B
- First floor plan – drawing S893/Ph2.2/P178-181-02 Rev B
- Second floor plan – drawing S893/Ph2.2/P178-181-03 Rev C
- Elevations (sheet 1) – drawing S893/Ph2.2/P178-181-04 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P178-181-05 Rev C
- Elevations (sheet 3) – drawing S893/Ph2.2/P178-181-06 Rev B

#### Plot 184-185

- Ground floor plan – drawing S893/Ph2.2/P184-185/01
- First floor plan – drawing S893/Ph2.2/P184-185/02 Rev A
- Elevations (sheet 1) – drawing S893/Ph2.2/P184-185/03 Rev A
- Elevations (sheet 2) – drawing S893/Ph2.2/P184-185/04

#### Plot 186

- Floorplans – drawing S893/Ph2.2/P186/01 Rev A
- Elevations – drawing S893/Ph2.2/P186/02

#### Plot 187

- Floorplans – drawing S893/Ph2.2/P187/01 Rev A
- Elevations – drawing S893/Ph2.2/P187/02

#### Plot 188-189

- Floorplans – drawing S893/Ph2.2/P188-189/01 Rev A
- Elevations – drawing S893/Ph2.2/P188-189/02 Rev B

#### Plot 190-191

- Floorplans – drawing S893/Ph2.2/P190-191/01 Rev B
- Elevations (sheet 1) – drawing S893/Ph2.2/P190-191/02 Rev B
- Elevations (sheet 2) – drawing S893/Ph2.2/P190-191/03 Rev B

#### Plot 192-193

- Floorplans – drawing S893/Ph2.2/P192-193/01 Rev B
- Elevations – drawing S893/Ph2.2/P192-193/02 Rev B

#### Plot 194-197

- Ground Floor Plan – drawing S893/Ph2.2/P194-197/01 Rev B
- First Floor Plan – drawing S893/Ph2.2/P194-197/02 Rev B
- Elevations – drawing S893/Ph2.2/P194-197/03 Rev A

#### Plot 198-199

- Floorplans – drawing S893/Ph2.2/P198-199/01 Rev B
- Elevations – drawing S893/Ph2.2/P198-199/02 Rev A

#### Plot 200-201

- Floorplans – drawing S893/Ph2.2/P200-201/01 Rev C
- Elevations (sheet 1) – drawing S893/Ph2.2/P200-201/02 Rev C
- Elevations (sheet 2) – drawing S893/Ph2.2/P200-201/03 Rev A

#### Plot 202

- Floorplans – drawing S893/Ph2.2/P202/01 Rev B
- Elevations – drawing S893/Ph2.2/P202/02 Rev B

#### Plot 203

- Floorplans – drawing S893/Ph2.2/P203/01 Rev B
- Elevations – drawing S893/Ph2.2/P203/02 Rev A

#### Garage Details

- Plot 83 Floorplans & Elevations – drawing S893/Ph2.2/P83/GD
- Plot 91 Floorplans & Elevations – drawing S893/Ph2.2/P91/GD

- Plot 132-149 Bin/cycle store – Floorplans & Elevations – drawing S893/Ph2.2/P132-149/BCS
- Plot 182-183 Floorplans & Elevations – drawing S893/Ph2.2/P182-183/GD
- Plot 187 Floorplans & Elevations – drawing S893/Ph2.2/P187/GD
- Plot 201-202 Car Barn Details – drawing S893/Ph2.2/P201-202/CBD

### Landscaping

- Hard Landscaping Plan – drawing S893-Ph2.2-003 Rev G
- General Arrangement Key Plan – drawing ExA\_1635\_PH2.2\_000 Rev C
- Planting Plan Sheet 1 of 6– drawing ExA\_1635\_PH2.2\_101 Rev D
- Planting Plan Sheet 2 of 6– drawing ExA\_1635\_PH2.2\_102 Rev C
- Planting Plan Sheet 3 of 6– drawing ExA\_1635\_PH2.2\_103 Rev D
- Planting Plan Sheet 4 of 6– drawing ExA\_1635\_PH2.2\_104 Rev D
- Planting Plan Sheet 5 of 6– drawing ExA\_1635\_PH2.2\_105 Rev D
- Planting Plan Sheet 6 of 6– drawing ExA\_1635\_PH2.2\_106 Rev D
- Planting Schedule and Specification– drawing ExA\_1635\_PH2.2\_120 Rev D
- Typical Tree Pit Details– drawing ExA\_1635\_PH2.2\_200 Rev B
- Typical Planting Details– drawing ExA\_1635\_PH2.2\_210 Rev B

### Other

- Flood Risk Assessment & Drainage Statement (including SUDS pro-forma) (Issue 4) ref: CV8160696/JB/DW/255
- Transport Statement (Issue 4) ref: CV8160696/JB/DW/256
- Arboricultural Assessment & Method Statement ref: 16172-AA21-AS
- Tree Protection Plan – drawing 16172-BT34
- Manual for Managing Trees on Development Sites v2.1
- Affordable Housing Statement
- EIA Statement of Conformity, dated 3<sup>rd</sup> December 2018
- Biodiversity Checklist
- Letter from Derek Finnie Associates, dated 3<sup>rd</sup> December 2018

**Condition 7**– Amended to replace the word “implemented” with “completed”. Amended condition now reads.

“Prior to the first occupation of the development hereby permitted within phase 2.2, a scheme for the provision of an access bridge connecting phase 2.1 and 2,2 shall be approved by the Local Planning Authority and shall be completed in strict accordance with the approved plans.”

**Condition 8** – Deleted.

Condition 18 of the Outline Permission requires the submission and approval of details for the crossing over the Nuthurst Stream. Removal of Condition 8 is necessary to avoid duplication.

**Condition 14 – amended wording**

A Tree Protection Plan was submitted with the application and is listed in the approved landscape drawings list. The conditions also duplicates Outline Permission Condition 13 and is therefore considered unnecessary. Wording of Condition 14 amended to read:

“Development should be carried out in accordance with the approved Tree Protection Plan (“TPP”). Works should not commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority”

**Condition 16 - deleted**

Condition 3 of the Outline Permission requires the approval of finished floor levels. Removal of Condition 16 is necessary to avoid duplication.

**Condition 18 – deleted**

Condition 30 of the Outline Permission requires the approval of a Construction Method Statement (approved) which covers the considerations required by Condition 18. If the location of the site compound or any method around construction is to change, a revised Method Statement can be submitted under the outline condition. It is therefore considered that this condition is not necessary and should be deleted to avoid duplication.

**Condition 19 - deleted**

Condition 1 includes the approved landscape plans; the Condition is not required and should be deleted.

**Revised Recommendation**

Recommendation A: That, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision, and conditions 1-7, 9-15 and 17 with amended conditions 1, 7 and 14 and informatives 1-21 on pages 40 to 55, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

**Recommendations B and C remain as laid out in the agenda report:**

Recommendation B: That details pursuant to the S106 Agreement requirement in respect of a Play Space Specification and Play Space Management Plan for WA/2014/0912 (Schedule 4, Clause 1.1.1) in relation to Phase 2.2 only, be APPROVED.

Recommendation C: That, in the event that a deed of variation of the original agreement to amend the affordable housing provision is not completed within 6



months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED.