

B1 WA/2018/2263  
A2Dominion Developments Ltd  
19/12/2018

Details pursuant to Outline Permission granted under WA/2016/2207 for 73 dwellings comprising phase 1 of the development, together with associated car parking, landscaping and open space pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40 and 41. A statement of conformity to the original Environmental Statement has been provided with this application. at West Cranleigh Nurseries, Alfold Road, Cranleigh GU6 8NQ

Committee: Joint Planning Committee  
Meeting Date: 17/04/2019

Public Notice: Was Public Notice required and posted: Y  
Grid Reference: E: 504437 N: 138823

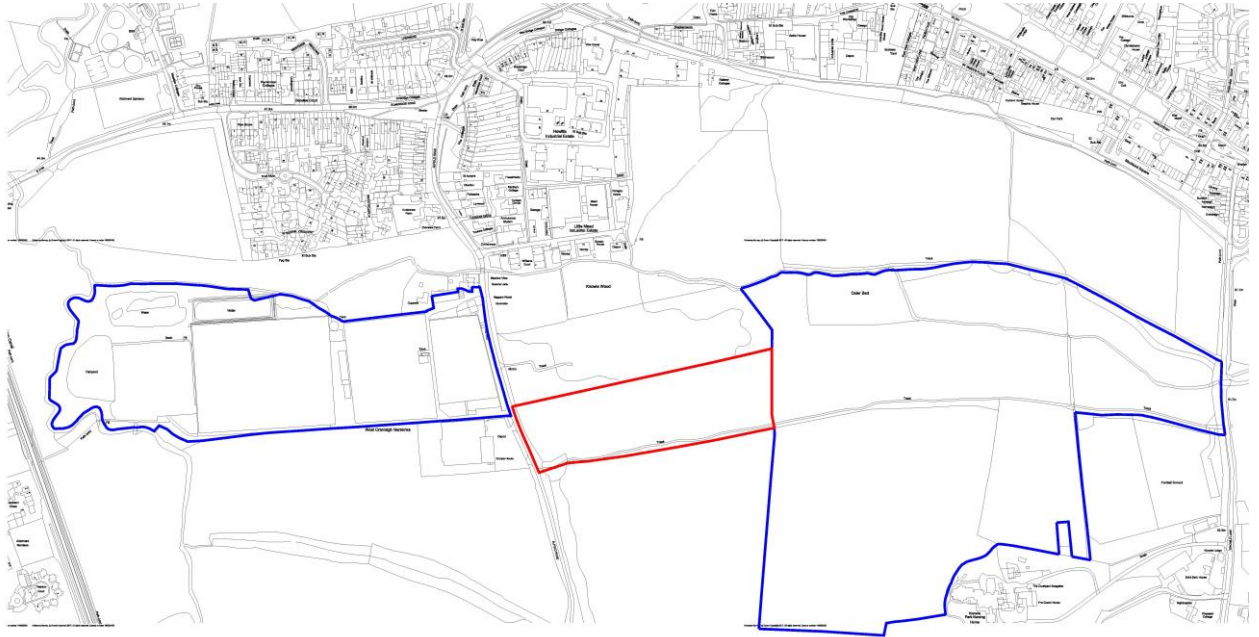
Parish: Cranleigh  
Ward: Cranleigh West  
Case Officer: Matthew Banks  
Expiry Date: 09/04/2019

Time Extended Date:  
Neighbour Notification Expiry 15/02/2019  
Date:

Neighbour Notification  
Amended/Additional Expiry  
Date:

RECOMMENDATION That, subject to conditions, permission be  
GRANTED

## Location Plan



### 1. Introduction

This application is a reserved matters application in respect of a single phase (Phase 1) being for 73 dwellings together with associated car parking, landscaping and open space pursuant to conditions for the development of land known as West Cranleigh Nurseries and North of Knowle Park.

Outline permission was granted under WA/2016/2207 for up to 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures, subject to the provisions of a Section 106 Agreement that secures provision of affordable housing, financial contributions to the Arts Centre, Education, Cranleigh Leisure Centre and recycling, highways improvements, the management Company for the management of managed land and SuDS and provision of a Linear Park.

Planning application WA/2016/2207 was outline in nature but sought approval for the access. All other matters were reserved for determination at the reserved matters stage.

The Joint Planning Committee resolved to grant outline planning permission and the decision date is 10<sup>th</sup> August 2017.

In April 2018 under WA/2018/0682, the applicant sought approval of reserved matters for a 67 unit scheme and these were approved on 30/11/2018. However, the applicant's proposals have changed the layout of the scheme and added 6 additional units to this phase so the matters reserved must be considered afresh. The affordable housing provision is also to be reduced from 35% to 22% (16 units) as part of the this phase, to be reprovided in later phases.

The principle of development has was considered in August 2017 and so policies relevant to this application relate only to the matters reserved at outline stage including the layout, design, vehicle parking, location/type of affordable housing and impact of the development on its surroundings. The applicant also seeks to address issues of phasing relevant to the wider site (Condition 4), vehicle parking and turning (Condition 5), cycle parking, pedestrian and cycle routes through the site and electric charging points (Conditions 7 and 41), the design of the SuDS strategy (Condition10) the design of the surface water drainage scheme (Condition 11) details of how the SuDS will cater for system failure/exceedence events (Condition 13) the proposed foul water drainage scheme (Condition 14), the programme of archaeological work in accordance with a written scheme of investigation (Condition 22) details of how the internal noise levels will accord with approved guideline values (Condition 26, and details of existing and proposed ground levels (Condition 40).

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

Further reserved matters applications to the approved development will be submitted at a future date.

## 2. Site Description

The wider site is known as land at West Cranleigh Nurseries and North of Knowle Park and extends to some 37.70 hectares located to the east of Alfold Road. This area is identified in the Planning Statement as comprising areas A, B and C. Area A is to be developed as country park. Areas B and C are to be developed for housing (265 dwellings). The site under consideration is Area B extending to approximately 3.6 hectares in area.

### 3. Background

Outline permission was granted on 10/08/2017 under reference WA/2016/2207 for the erection of 265 dwellings and formation of public open parkland together with associated works, following demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures. The means of access was considered and approved as part of that application. All other matters were reserved.

The current application relates to the erection of 73 dwellings comprising the first phase delivery of 265 dwellings to be delivered.

This application seeks approval of reserved matters following the granting of outline consent WA/2016/2207. The reserved matters which form part of the current planning application include:

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.
- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- scale - includes information on the size of the development, including the height, width and length of each proposed building

### 4. Site Masterplan



# Proposed Street scenes



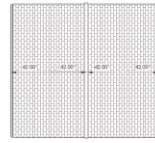
# House Type Plans



Ground Floor Plan  
Area: 35.5m<sup>2</sup>



First Floor Plan  
Area: 37m<sup>2</sup>



Roof Plan



Front Elevation



Right Elevation



Section A-A



Rear Elevation



Left Elevation

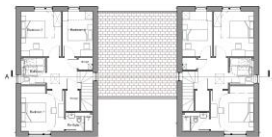


Section B-B

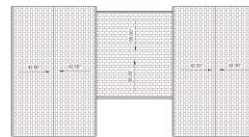
## 2 bedroom units



Ground Floor Plan  
1:100



First Floor Plan  
1:100



Roof Plan  
1:100



Front Elevation  
1:100



Right Elevation  
1:100



Section AA  
1:100



Rear Elevation  
1:100



Left Elevation  
1:100



Perspective View

## 3 bedroom units





**4 bedroom units**

**5. Relevant Planning History**

WA/2018/0682	Details pursuant to WA/2016/2207 for 67 dwellings with associated car parking and landscaping pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40, 41	Full permission 30/11/2018
WA/2016/2207	Outline application with all matters reserved except access for the erection of 265 dwellings	Full permission 10/08/2017

WA/2015/1569	Outline application with all matters reserved except access for the erection of 265 dwellings	Refused 29/04/2016
WA/1975/0274	Erection of glasshouses covering four acres behind existing glasshouse on the west side of road.	Refused 13/05/1975

## 6. Determining Issues

1. Principle of development
2. Housing mix and affordable housing
3. Design and impact on visual amenity
4. Impact on residential amenity
5. Standard of accommodation and provision of amenity/play space
6. Waste, recycling and cycle stores
7. Car parking and highways conditions
8. Flood risk and drainage
9. Archaeology
10. Environmental Impact Regulations 2017
11. Conditions on WA/2016/2207
12. Working in a positive/proactive manner
13. Response to Third Party comments

### 6.1 Planning Considerations

#### Principle of development

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

This application seeks approval of reserved matters following grant of outline planning permission under reference WA/2016/2207. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application.

### 6.2 Housing Mix and affordable housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the



most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

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

BEDROOMS	MARKET HOUSING	AFFORDABLE HOUSING	TOTAL
1 Bed Flat	0	2 (12.5%)	2 (2.7%)
2 Bed Flat	3 (5.26%)	4 (25%)	7 (9.58%)
2 Bed House	18 (31.57%)	8 (50%)	26 (35.6%)
3 Bed House	14 (24.56%)	2 (12.5%)	16 (21.9%)
4 Bed House	19 (33.33%)	0	19 (26.02%)
5 Bed House	3 (5.26%)	0	3 (4.1%)
	57 (78%)	16 (22%)	73 (100%)

This is to be compared with the indicative housing mix for the whole application site indicated at the outline stage:

BEDROOMS	MARKET HOUSING	AFFORDABLE HOUSING
1 Bed Flat	0	38 (41%)
2 Bed Flat	27 (16%)	29 (31%)
3 Bed House	81 (47%)	24 (26%)
4 Bed House	52 (30%)	2 (2%)
5 Bed House	12 (7%)	0
	172 (65%)	93 (35%)

At the outline stage the provision of 35% share of affordable housing was secured as part of a Section 106 Agreement as identified in Schedule 2, Part 1 of the Agreement dated 8<sup>th</sup> August 2017. The identified provision falls short of this delivery in this phase of the development and will therefore be delivered in a subsequent phase.

In accordance with that Section 106 Agreement the current phase would provide for 3 x 2 bed open market units to be set aside for the Knowle Park Trust to provide a long term income stream for the future maintenance of the park element. The submission (Planning Statement, page 26 5.80) identifies the Knowle Park dwellings as per Schedule 2, Clause 5.3.1 of the Section 106 Agreement.

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

2 x 1 bed flat	All affordable rent
4 x 2 bed flats	All affordable rent
8 x 2 bed houses	All intermediate housing for shared ownership
2 x 3 bed houses	All intermediate housing for shared ownership

Whilst the tenure split would be 62.5% intermediate housing for shared ownership and 47.5% affordable rented for this phase, the overall development would provide for 40% intermediate housing for shared ownership and 60% affordable rented as per the Section 106 Agreement below:

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

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

### 6.3 Design and impact on visual amenity

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

With regard to the appearance of the dwellings, the Cranleigh Design Statement (2008) sets out the following guidelines:

- Sites for new development should have regard to the traditional character of the Cranleigh area. Development in the various residential areas should have regard to the design and character of those

particular estates.

- Future developments should have regard to the character of the Village, especially those in historically sensitive areas, by relating to the form and scale of existing buildings and using material of local provenance, such as clay tiles and bricks and local stone.

With regards to the structure of buildings, the Cranleigh Design Statement states that the majority of existing buildings in the locality are two storey in height; however heights of proposed dwellings should be sympathetic to their context. Most roofs are pitched, some with gabled windows, and flat roofs where they exist are disliked. The following section assesses how the proposed development meets this guidance.

### 6.3.1 Layout

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

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

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

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

Information has been submitted as part of the current application in relation to Condition 40 (levels) of the outline permission WA/2016/2207. This has included a plan showing existing ground levels and a plan showing proposed ground and finished floor levels. The information has been reviewed by Officers and it is considered satisfactory in relation to the condition. Information has also been submitted in relation to Condition 4 (phasing) of the

outline permission. This has included a plan (01332.MP1.C4 RESUB\_P2) showing the order of build within the current phase, along with a plan showing the phasing of the residential development proposed to take place on the western side of Alfold Road. The information confirms that residential development within the western section of the site would come forward in two stages (Phase 2 and Phase 3). The applicant has confirmed that, subject to ongoing investigations and pre-application advice, planning applications for Phases 2 and 3 are likely to be submitted to the Council for consideration in Spring 2019 and Autumn 2019 respectively. These dates are fluid and may be subject to change. However, it is considered that sufficient information has been submitted in order to provide details on the proposed phasing of the residential development in connection with Condition 4.

### 6.3.2 Scale

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

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

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

### 6.3.3 Appearance

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

interest and variety to the scheme as a whole.

The proposed appearance and architectural design of the units would be of a modern nature. However, officers are of the opinion that such appearance would be acceptable as the design references more traditional form and materials.

It is acknowledged that the use of appropriate materials and their quality would be of great importance. As such, it is considered that it would be reasonable to require samples of materials to be submitted for approval.

This would enable control over the quality and detail of the intended materials (Condition 2).

#### 6.3.4 Landscaping

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

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

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

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

Schedule 2, Part 1, Clauses 4.1.1 and 4.2.1 of the Section 106 Agreement set out a requirement for a Linear Park Specification and Open Space Specification respectively, to be submitted for approval as part of the first Reserved Matters application in the residential phase of the development. The alignment of the linear park has been moved south to be more central. Its central position allows more houses to face on to it and for green corridors to be created running off it to the south. This has resulted in a larger linear park being provided.

The linear park and open space details are shown on the submitted hard and soft landscaping plans. There is no vehicular access proposed with the development to the north, there being two pedestrian/cycle links provided to enable those living in the development in the north to gain access to the site and thus the park/wider pedestrian cycle network. Officers are satisfied that an acceptable specification has been put forward and further the relocation does not prejudice links east – west with the Phase 2 development.

As such, Officers consider that details pursuant to this S106 Agreement obligation can be approved.

#### 6.4 Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

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

Given that there would be no residential properties to the south, east and west of the application site currently under consideration, officers are satisfied that there would be no resultant residential amenity harm arising from units to the south of the central spine road. The closest relationship with the neighbouring site would be those plots to the north of the central spine road, plots 1 – 14, which would be located adjacent to the northern boundary.

Units 2 – 13 would directly face units 50 – 61 of the approved scheme to the north. However, the separation distance between built form would be over 20m and officers consider that this would be sufficient so as to not result in any material harm to neighbouring residential amenity. Similarly, the same distance would be applicable to unit 14 and the flatted building opposite. It is acknowledged that the separation distance between Unit 1 and the flatted building to the north (at first floor level) would not accord with the Council's Residential Extensions SPD Guidelines, at approximately 14m. However, unit 1 would comprise a two storey dwelling with a single storey rear projection and windows at first floor level would serve a rear landing area, an en-suite and a bathroom. As such, they would not serve primary habitable rooms and



windows on the bathrooms could be required to be obscurely glazed. Taking this into account, along with any views being set at an angle, would ensure that there would be no resultant harm to the flatted unit by means of overlooking or loss of privacy. It is considered that the separation distance would be such that there would be no material overbearing impact or loss of light. Whilst the play areas would be located to the north of the application site, it is considered that the likely increase in noise levels generated through use of these areas would not be of a scale to warrant a material objection to be raised.

### 6.5 Standard of accommodation and provision of amenity/play space

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

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

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

House Type	Bed Numbers	Unit Nos	Internal Floorspace (m2)	Technical Space Standard (m2)
1 bed Flat	1 bed, 2 person	62,65	50	50
2 bed Flat	2 bed, 4 person	59, 60,61, 63,64,66,67	70-80	70
2 bed	2 bed, 3 person	4, 5, 10, 11, 12, 13	73	70
3 bed	3 bed, 5 or 6 person	2, 3, 6, 7	97-105	93-102
3 bed	3 bed, 6 person	1, 14	118	102

3 bed	3 bed, 6 person	16, 17, 18, 19, 22, 23, 42, 43, 44, 45, 56, 57	106	102
4 bed	4 bed, 8 person	8, 9	144	124
4 bed	4 bed, 8 person	28, 29, 30, 31, 33, 34, 37, 38, 39, 40, 49, 50, 53, 54	142	124
4 bed	4 bed, 8 person	15, 20, 21, 24, 32, 35, 36, 41, 46, 47, 51, 52, 55, 58	160	124
4 bed	4 bed, 8 person	48	142	124
5 bed	5 bed, 8 person	25, 26, 27	190	128

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

Below is compliance table showing how each unit type meets the Nationally Described Space Standards. This includes the requirements for single bedroom and double bedroom units.

# SPACE STANDARDS

Number of bedrooms (b)	Number of bed spaces (persons)	1 Storey dwellings	2 Storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

All homes comply with Nationally Described Space Standards as set out in the compliance table.

Bedroom Area	All Single bedrooms: 7.5m <sup>2</sup>	All Double bedrooms: 11.5m <sup>2</sup>
AB.1	n/a	✓
AB.2	n/a	✓
HT.2B1	✓	✓
HT.2B2	n/a	✓
HT.3B2	n/a	✓
HT.3B3	✓	✓
HT.3B4	✓	✓
HT.4B2	n/a	✓
HT.4B3A	n/a	✓
HT.4B3B	n/a	✓
HT.4B3C	n/a	✓
HT.4B4	n/a	✓

Standard	Requirement	Compliance
Gross internal area	See table 1	✓
Bedroom 1 area	Double: 11.5m <sup>2</sup> - Single: 7.5m <sup>2</sup>	✓
Bedroom 1 width	Double: 2.75m	✓
Bedroom 2 area	Double: 11.5m <sup>2</sup> - Single: 7.5m <sup>2</sup>	✓
Bedroom 2 width	Double: 3.55m - Single: 2.15m	✓
General storage area	See table 1	✓
Ceiling heights	2.3m minimum	✓
	Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m <sup>2</sup> within the Gross Internal Area)	✓
	Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all	✓
	A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m <sup>2</sup> in a double bedroom and 0.36m <sup>2</sup> in a single bedroom counts towards the built-in storage requirement	✓

Officers consider that there would be appropriate separation distances between proposed dwellings such to provide light, outlook and privacy to proposed dwellings. The dwellings would be served by private gardens, and many would also benefit from balconies. The private amenity space is considered adequate to accommodate the needs for future residents.

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

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

Officers consider that it would be reasonable to impose a condition to secure such details should permission be granted. Overall, the proposal is considered to provide a good standard of accommodation and to make appropriate provision for amenity space and play areas.

With regard to the impact on the amenities of future occupants in relation to noise, information has been submitted as part of the current application in connection with Condition 26 of the outline permission. This has included: 'Environmental Noise Survey & Assessment' – prepared by [noise.co.uk](http://noise.co.uk), dated 13th March 2018.

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

#### 6.6 Waste, recycling and cycle stores

##### Layout

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

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

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

#### 6.7 Appearance/scale and storage

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

the proposed materials to ensure a high quality finish to the scheme (Condition 2).

#### 6.8 Car Parking and highway conditions

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012.

Development proposals should comply with the appropriate guidance as set out within these documents. The Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development:

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

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

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

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

Subsequent to the initial comments of the County Highway Authority, the applicant has confirmed that trickle charging points would be provided for all dwellings and an amended site plan has been submitted showing the provision of 3 communal electric vehicle charging points within the site. The County Highway Authority has been consulted on this amended plan and finds this approach acceptable to discharge condition 7, providing all 3 communal

points are fast charge. This could be secured by means of a recommended planning condition on any grant of permission (Condition 7), which would secure additional details than that required by the original condition attached to the outline approval.

### 6.9 Flood risk and drainage

The application is a 'reserved matters' application where landscaping, scale, design and appearance are for determination. The matter of flood risk and drainage was considered under the outline permission WA/2016/2207. The principle of the acceptability of the proposal in terms of drainage and flood risk was accepted in the outline permission.

A number of conditions were included in the permission in this respect, following consultation with relevant statutory bodies. As part of the current application, the applicant has submitted details pursuant to Conditions 10, 11, 13, 14 and 15. Information pursuant to Conditions 10, 11 and 13 has been reviewed by the Lead Local Flood Authority. The LLFA is satisfied that the details are sufficient to allow for the discharge of these conditions with regard to this phase of the development.

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

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

### 6.10 Archaeology

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

Geophysical Survey Report – prepared by Allen Archaeology Limited, dated March 2018;

Written Scheme of Investigation – prepared by Allen Archaeology Limited, dated 24th August 2018.

The County Archaeologist has reviewed the submitted information and has advised that the documents provide an appropriate methodology to clarify the archaeological potential of the site and to enable suitable mitigation measures



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

#### 6.11 Environmental Impact Regulations 2017

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

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

#### 6.12 Conditions on WA/2016/2207

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

Details of these conditions are as follows:

Condition No.	Nature of Condition	Agreed / Not agreed and applicability to current phase
1	Submission of reserved matters	Current application
2	Timeframe for commencement	N/A
3	Plan numbers	N/A
4	Submission of phasing plan	Submitted as part of

		current application
5	Scheme for vehicles to park and turn	Submitted as part of current application
6	Construction transport management plan	N/a to be submitted prior to movement of earthworks/materials
7	Scheme for bicycle parking, safe routes for pedestrians/cyclists to travel and electric vehicle charging points	Submitted as part of current application
8	Travel plan welcome pack	N/A to be submitted prior to occupation
9	Improvements to surface of Footpath 393	N/A to be submitted prior to occupation
10	Details of SuDS drainage elements	Submitted as part of current application
11	Surface water drainage scheme	Submitted as part of current application
12	Verification report for SuDS	
13	SuDS capacity for system failure/exceedance events	Submitted as part of current application
14	Foul water drainage scheme	Submitted as part of current application
15	Compliance with FRA	N/A – compliance condition
16	Submission of scheme in relation to ground levels/flood water storage compensation scheme within flood zones 2 & 3	N/A – wording varied as part of NMA/2018/0097
17	Submission of scheme for 10m buffer zone alongside Littlemead Brook and Cranleigh Waters	N/A – wording varied as part of NMA/2018/0098
18	Submission of detailed method statement and Construction Environmental Management Plan (CEMP) in accordance with ecological mitigation measures	No – will need to be submitted separately prior to commencement of development
19	Landscape and ecological management plan (LEMP)	
20	Submission of scheme for the design, construction and	N/A wording varied as part of NMA/2018/0097

	management of wildlife lake	
21	Submission in relation to the crossings over the watercourse	N/A wording varied as part of NMA/2018/0098
22	Programme of archaeological work	Submitted as part of current application
23	Compliance with ecology surveys	N/A compliance condition
24	Construction Environmental Management Plan (CEMP)	No – will need to be submitted separately prior to commencement of development
25	Hours of deliveries and operation of machinery	N/A compliance condition
26	Submission of scheme for noise levels	Submitted as part of current application
27	Submission of details of plant machinery and equipment in respect of noise	N/A to be submitted prior to installation
28	Floodlighting	N/A to be submitted if floodlighting is required
29	Submission of detailed method statement for removal of Indian Balcam	N/A wording varied as part of NMA/2018/0098
30	Submission of scheme for works to existing lakes/pond and new lakes	N/A to be submitted prior to any works to lakes/ponds
31	Construction of vehicular access to Alford Road	N/A to take place prior to commencement of development
32	Construction of vehicular access Knowle Lane*	N/A to be provided prior to Public Park Phase
33	Investigation and risk assessment in connection with contamination	No – will need to be submitted separately prior to commencement of development
34	Submission of remediation scheme	N/A to be submitted if contamination is found
35	Commencement of remediation scheme works	N/A – notice to be given if remediation is required
36	Reporting of contamination	N/A to be submitted if unexpected

		contamination is found
37	Compliance with contamination conditions	N/A to be submitted if unexpected contamination is found
38	Hours of construction	N/A – compliance condition
39	Submission of scheme for external lighting	No – will need to be submitted separately prior to commencement of development
40	Existing and proposed ground levels	Submitted as part of current application
41	Submission of details of pedestrian and cycle links to shared boundaries	Submitted as part of current application

### 6.13 Working in a positive/proactive manner

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

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraph 38 of the NPPF. This included:-

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

### 6.14 Response to Third Party and Parish Council Comments

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

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

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

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

## 7. Conclusions

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

The proposed development is considered to be of an appropriate layout, scale, appearance and landscaping details to accommodate 73 dwellings. Further, officers are of the view that there would be sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light and loss of privacy. The level of car parking to be provided on site is considered to be acceptable and would meet the Council's Parking Guidelines. The benefits of the proposal would be the provision of 67 dwellings on site, contributing to the delivery, in part, of 265 dwellings on the wider site; the delivery of affordable housing, and dwellings of a visually acceptable design suitable to the site and surrounding area. Provision of fewer affordable units in Phase 1 is considered acceptable as they would come forward in phase 2 within an acceptable timescale. There is no identified harm arising from the proposal. Officers therefore consider that, subject to conditions, the Reserved Matters of layout, scale, appearance and landscaping be approved.

## RECOMMENDATION

That, the Reserved Matters of Layout, Scale, Appearance and Landscaping

be APPROVED, subject to the following conditions:

### **Recommendation**

That permission/consent be GRANTED subject to the following conditions/for the following reasons:

1. Condition

The plan numbers to which this permission relates are:

01332.MP1.S01 Phase 1 Site Location Plan

01332.MP1.01 Phase 1 Masterplan

01332.MP1.02 Phase 1 Masterplan - ground level

01332.MP1.03 Phase 1 Masterplan - parking allocation plan

01332.MP1.04 Phase 1 Masterplan - Knowle Trust Apartments location plan NTS P1

01332.MP1.C4 Phase 1 Phasing Plan (Condition 4)

01332.MP1.C40.01 Phase 1 Existing levels (Condition 40)

01332.MP1.C40.02 Phase 1 Proposed levels (Condition 40)

01332.P2.3.01 Phase 2 + 3 Illustrative Phasing Plan N/A A1 P1 P2

01332.MP1.01.RESUB Phase 1 Masterplan - Revised Layout

01332.MP1.02.RESUB Phase 1 Masterplan - ground level - Revised Layout

01332.MP1.03.RESUB Phase 1 Masterplan - parking allocation plan - Revised Layout

01332.MP1.04.RESUB Phase 1 Masterplan - Knowle Trust Apartments location plan - Revised Layout NTS P1

01332.MP1.C4.RESUB Phase 1 Phasing Plan (Condition 4) - Revised Layout

01332.MP1.C40.01.RESUB Phase 1 Existing levels (Condition 40) - Revised Layout

01332.MP1.C40.02.RESUB Phase 1 Proposed levels (Condition 40) - Revised Layout

01332.HT.2B1 HT 2B1 Shared Ownership - Plans, Sections & Elevations

01332.HT.3B1A HT 3B1A Private - Plans, Sections & Elevations

01332.HT.3B1B HT 3B1B Shared Ownership - Plans, Sections & Elevations

01332.HT.3B2 HT 3B2 Private - Plans, Sections & Elevations

01332.HT.3B3 HT 3B3 Private- Plans, Sections & Elevations

01332.HT.4B1 HT 4B1 Private - Plans, Sections & Elevations

01332.HT.4B2 HT 4B2 Private - Plans, Sections & Elevations

01332.HT.4B3A HT 4B3A Private - Plans, Sections & Elevations

01332.HT.4B3B HT 4B3B Private - Plans, Sections & Elevations

01332.HT.4B3C HT 4B3C Private - Plans, Sections & Elevations



01332.HT.4B4 HT 4B4 Private - Plans, Sections & Elevations  
01332.HT.5B1 HT 5B1 Private - Plans, Sections & Elevations  
01332.AB1.01 Apartment Building 1 Affordable Rent - Floor Plans  
01332.AB1.02 Apartment Building 1 Affordable Rent - Elevations & Views  
01332.AB2.01 Apartment Building 2 Reprovider - Plans, Sections & Elevations  
01332.HT2B1.RESUB HT 2B1 - Plans, Sections & Elevations  
01332.HT2B2.RESUB HT 2B2 - Plans, Sections & Elevations  
01332.HT3B2.RESUB HT 3B2 - Plans, Sections & Elevations  
01332.HT.3B3.RESUB HT 3B3 - Plans, Sections & Elevations  
01332.HT.3B4.RESUB HT 3B4 - Plans, Sections & Elevations  
01332.HT.4B2.RESUB HT 4B2 - Plans, Sections & Elevations  
01332.HT.4B3A.RESUB HT 4B3A - Plans, Sections & Elevations  
01332.HT.4B3B.RESUB HT 4B3B - Plans, Sections & Elevations  
01332.HT.4B3C.RESUB HT 4B3C - Plans, Sections & Elevations

01332.HT4B4.RESUB HT 4B4 - Plans, Sections & Elevations  
01332.HT.5B1.RESUB HT 5B1 - Plans, Sections & Elevations  
01332.W.02 Window Sheet 02 - 73 home scheme  
01332.AB1.01.RESUB Apartment Building 1 - Floor Plans  
01332.AB1.02.RESUB Apartment Building 1 - Elevations & Views  
01332.AB2.01.RESUB Apartment Building 2 - Plans, Sections & Elevations  
01332.SS.01 Streetscenes Sheet 1  
01332.SS.02 Streetscenes Sheet 2  
01332.SS.01.RESUB Streetscenes Sheet 1 - Resubmission  
01332.SS.02.RESUB Streetscenes Sheet 2 - Resubmission  
01332.A.01 Bin Store - Apartments  
01332.A.02 Bike Store - Apartments  
01332.A.01.RESUB Bin Store - Apartments - Resubmission  
01332.A.02.RESUB Bike Store - Apartments - Resubmission

2. Condition

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

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

Reason

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

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

Reason

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

5. Condition  
All first floor windows serving bathrooms and en-suites in the dwellings hereby approved shall be formed of obscure glazing to the extent that intervisibility is excluded and shall be retained. The approved first floor bathroom and en-suite windows serving plots 15, 16, 19, 20, 21, 22, 23, 29, 30, 31, 33, 34, 36, 38, 40, 41, 42, 43, 44, 45, 49, 50, 51, 53, 54, 57,58 and 60 shall be constructed in accordance with drawing 01332.W.02 (Window Sheet 01) setting out the window opening specification and shall be retained. The following first floor windows shall be formed of obscure glazing and fixed shut below 1.7m from finished floor level to the extent that intervisibility is excluded and shall be retained:
- o Plot 8 - bathroom on western elevation
  - o Plot 9 - bathroom on eastern elevation
  - o Plot 46 - en-suite and bathroom on eastern elevation
  - o Plot 47 - en-suite and bathroom on western elevation
  - o Plot 58 - bedroom 2 on southern elevation
  - o Plot 60 - bedroom 1 and dining room on northern elevation

Reason

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

6. Condition

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

Reason

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

7. Condition

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

Reason

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

8. Condition

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

Reason

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

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

9. Condition

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

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part1) and paragraph 96 of the NPPF 2018.

10. Condition

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

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part1) and paragraph 96 of the NPPF 2018.

11. Condition

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

Reason

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

12. Condition

No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and

related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings and site access. All works shall be carried out in strict accordance with the approved details.

#### Reason

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

#### 13. Condition

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

#### Reason

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

#### 14. Condition

Prior to the commencement of development, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within the root protection areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

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

15. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

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

16. Condition

Space for the following within the site:

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

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

Reason

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

17. Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm

that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

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

18. Condition

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

Reason

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

19. Condition

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

Reason

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

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site.

Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time

allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.  
Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk For further information please see the Guide to Street and Property Naming on Waverley's website.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the postplanning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
6. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
7. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the



Highways Act 1980.

8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.

Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/thetraffic-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/emergencyplanning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergencyplanning-and-community-safety/flooding-advice).

9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
11. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will

pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

13. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:  
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transportdevelopment-planning/surrey-county-council-commuted-sums-protocol>
14. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.