

WA/2019/0106
J Neville
Millwood Designer Homes
28/01/2019

Erection of 9 dwellings (3 affordable) with garaging, access, landscaping and associated works following demolition of existing dwelling (as amended by plans received 27/03/2019, 12/06/2019 and 14/06/2019) at Backward Point, Cherry Tree Lane, Ewhurst GU6 7GG

Committee:
Meeting date:

Joint Planning Committee
26/06/2019

Parish:
Ward:
Case Officer:

Ewhurst
Ewhurst
Alex Inglis

Neighbour Notification Expiry Date
Expiry Date
Extended expiry date

01/03/2019
24/03/2019
14/06/2019

RECOMMENDATION A

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of affordable housing and the maintenance of the SuDS, permission be GRANTED subject to conditions and informatives.

RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED.

Introduction

This application has been brought before the Joint Planning Committee at the request of the Local Member.

Location Plan



Site Description

The site measures 0.2ha and is located to the north of Cranleigh Road and north-west of Gransden Close. The site is accessed via an existing access drive off Cranleigh Road which currently serves the single dwelling Backward Point and will serve a 32 units residential scheme currently under construction on land adjacent to the application site approved under WA/2017/1636 and WA/2018/0838.

The site contains the single storey dwelling known as Backward Point which sits at the top of a sloping site from south-east to north west.

A line of trees lie along the eastern boundary of the site. Existing residential development lies to the east and south of the site with an additional 32 units currently under construction being built on land immediately to the west and north. The site is completely surrounded by either existing or approved residential development currently under construction.

An electricity substation is also present on site in the south eastern corner which measures 2.3m by 1.3m.

Proposal

Permission is sought for:

- The erection of nine dwellings following the demolition of the existing dwelling.
- The proposed dwellings would comprise a variety of detached, and semi-detached units of two storey height for market housing and would include a building comprising 3 units allocated as affordable housing.
- Units 1-5 would be access directly from Cherry Tree Lane from the Southern side, with units 6-9 accessed from the end of Cherry Tree Lane, from the northern side of the proposal site, through the housing development that is currently under construction.
- Retrospective permission for the erection of a substation measuring 1.3m by 2.3m.

Proposed Block Plan



Proposed Site Plan



Proposed Elevations

Units 1-3 (Affordable)



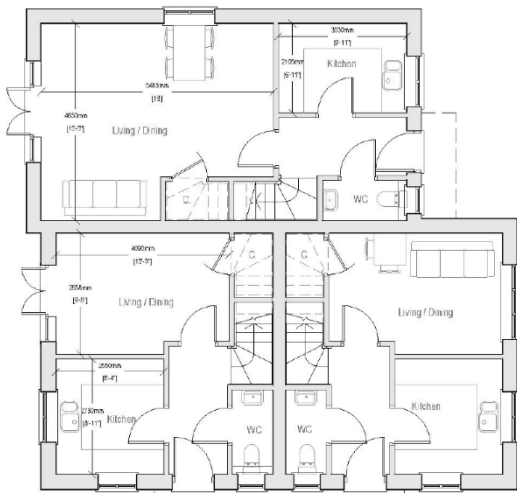
Side Elevation



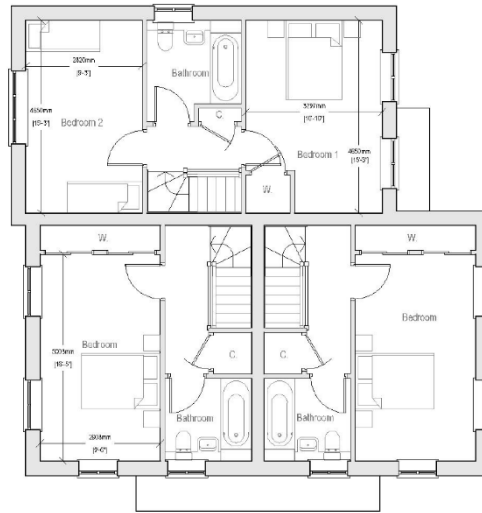
Rear Elevation



Street Elevation

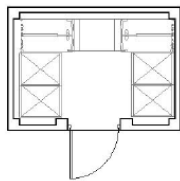


Ground Floor Plan

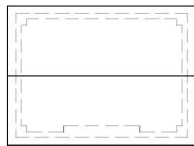


First Floor Plan

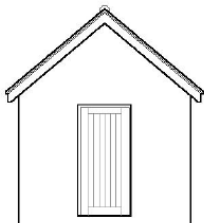
Plot 1 and 2 Bin and Cycle Store



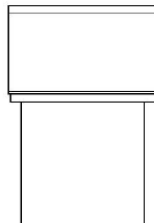
Floorplan



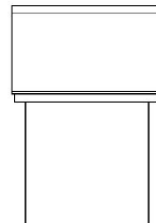
Roof Plan



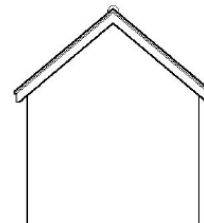
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Units 4-5



Front Elevation



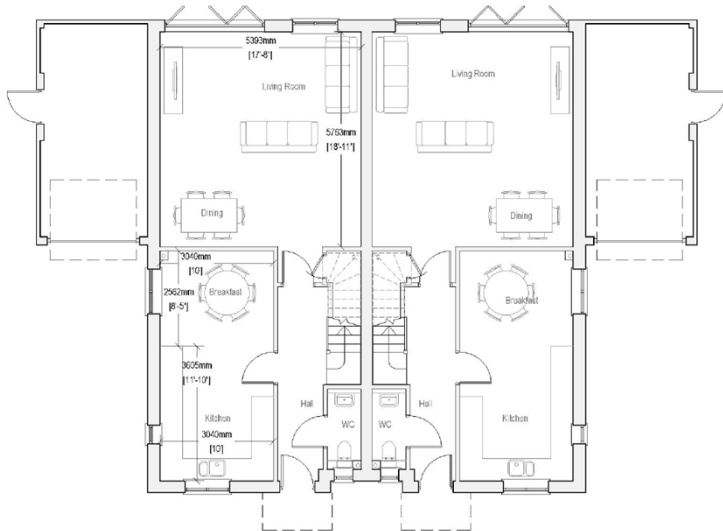
Side Elevation



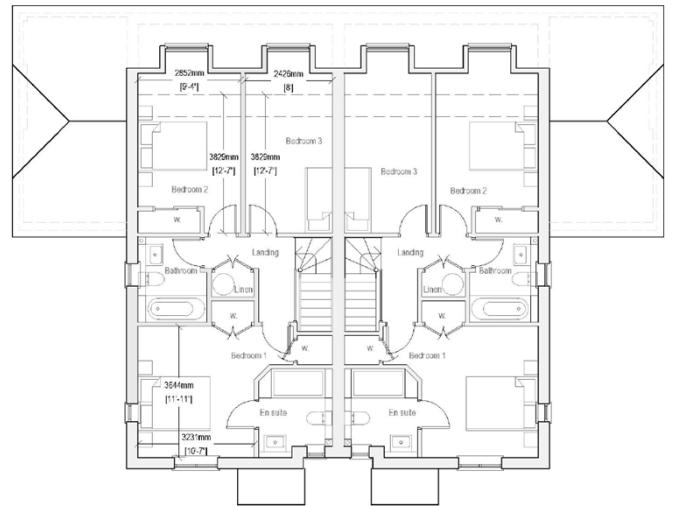
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Units 6-9



Front Elevation

Plot 9

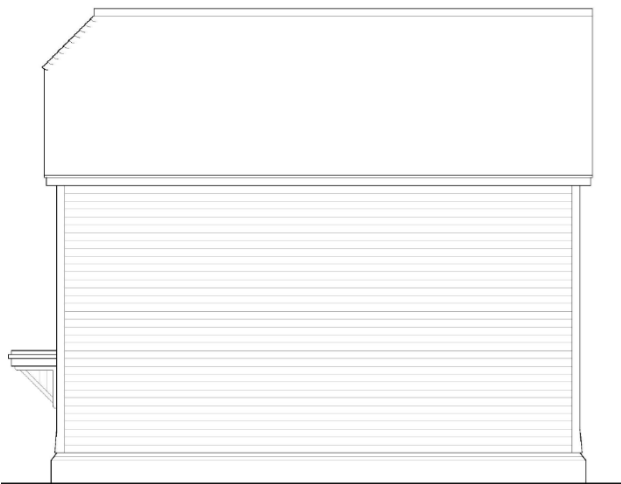
Plot 8

Plot 7

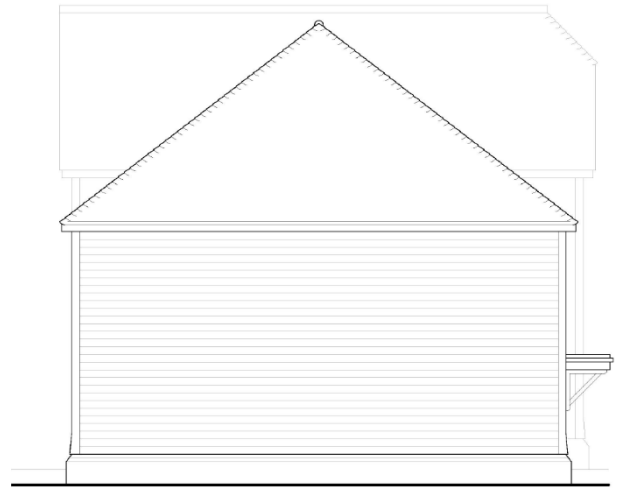
Plot 6



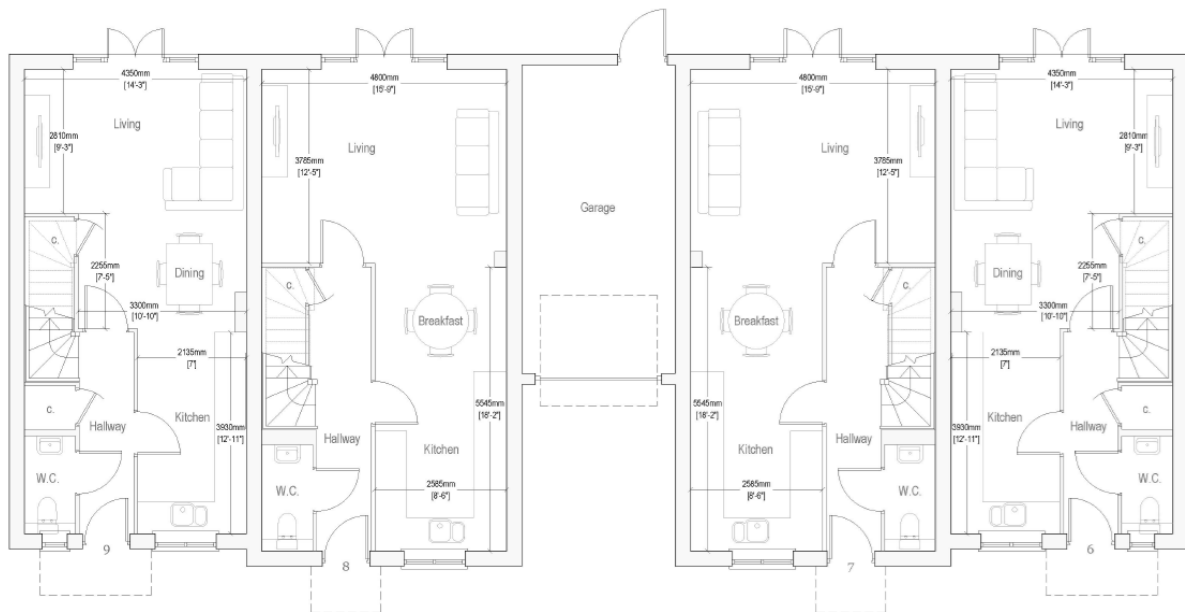
Rear Elevation



Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Relevant Planning History

WA/2018/0838	Erection of a building to provide first floor flat with garage block below.	Full Permission: 02/07/2018
WA/2018/0288	Application under Section 73 to vary/remove Condition 1 of WA/2017/1636 (approved plan numbers) to alter dormers and roof light on plot 6.	Full Permission: 15/05/2018
WA/2017/1636	Approval of reserved matters including scale, appearance, layout and landscaping following the outline approval of WA/2015/1903 for the erection of 31 new dwellings together with the discharge of conditions 9, 14 and 19 of WA/2015/1903.	Full Permission: 09/01/2018
WA/2015/1903	Outline application for proposed development of up to 31 dwellings with access to be determined (alternative proposal Option 2) (as amplified by Archaeological Report received 07/03/2016).	Refused: 24/03/2016 Appeal Allowed: 29/03/2017
WA/2015/1902	Outline application for proposed development of up to 13 dwellings with access, layout, appearance and scale to be determined (alternative proposal Option 1).	Refused: 26/02/2016 Appeal Dismissed: 29/03/2017

Planning permission WA/2018/0838 and WA/2018/0288 are currently under construction to provide 32 houses. This application site was never included in these applications. However this application is associated with this wider development site and will be connected to it. Any reference to the wider scheme in this report is a reference to the approved 32 unit development.

Planning Policy Constraints

Countryside beyond the Green Belt

Public Footpath (No. 437)

Rural Settlement of Ewhurst (access drive only)

Ancient Woodland 500m Buffer Zone

SPAD – Area subject to Special Advertisement Control

Development Plan Policies and Guidance

The Development Plan and relevant policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1 – Presumption in Favour of Sustainable Development, SP2 – Spatial Strategy; TD1 – Townscape and Design; RE1 – Countryside beyond the Green Belt; ALH1 – Amount and Location of Housing; AHN1 – Affordable Housing on Development Sites; AHN2 – Rural Exceptions Sites; AHN3 – Housing Types and Sizes; NE1 – Biodiversity and Geological Conservation; NE2 – Blue and Green Infrastructure; ST1 – Sustainable Transport; CC4 – Flood Risk Management
- Farnham Neighbourhood Plan (made May 2017): N/A
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 – Environmental Implications of Development, D4 – Design and Layout, D6 – Tree Controls, D7 – Trees, Hedgerows and Development, D9 – Accessibility
- South East Plan: N/A

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

The National Planning Policy Framework 2019 (NPPF)

The National Planning Practice Guidance 2014 (NPPG)

Residential Extensions Supplementary Planning Document 2010 (SPD)

Council's Parking Guidelines (2013)

Surrey Vehicular and Cycle Parking Guidance (2018)

Consultations and Parish Council Comments

Ewhurst Parish Council	<p>Original Consultation:</p> <p>Object – Serious concerns remain over the restricted access to the site which were raised at the original 31 unit application stage. This application would take the total units to 41 with an inadequate access road for the level of traffic generated. Conflicts already exist at the bell-mouth onto Cranleigh Road.</p> <p>The scheme for an additional 9 units creates very cramped development, out of character with the prevailing density through Ewhurst. Sixpenny Buckle, to the east, will be overshadowed.</p> <p>The eastern boundary has a reasonably dense tree cover but this will be impacted by the proximity of built form and the overshadowing from the existing canopy will create future pressure to fell/lop. This would also increase overlooking.</p> <p>There is inadequate provision for visitor parking, with 4 spaces throughout the entire development. This will result in on-street parking within the wider development, restricting access for emergency and delivery vehicles. The Parish Council is also concerned that the future residents may use the nearby recreation ground car park.</p> <p>The one bed houses have no amenity space.</p> <p>Secondary Consultation:</p> <p>Object - Noted the amendments made but concerns remain. The affordable houses have been provided with very contrived private amenity space, restricting access to the front entrance doors of units 1 and 2.</p> <p>The block containing the affordable units is poorly designed, with a crown pitched roof and an uncomfortable orientation to the west which fails to address the streetscene.</p>
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	<p>A recent appeal decision at Firethorn Farm allowed a total of 115 new dwelling in the Parish within the Local Plan period, compared to the allocation of 100. This application would take the level of new dwellings to an unsustainable level as noted by the Inspector in paragraph 10 of his report.</p>
Southern Water	Not located within Southern Water's statutory area.
Thames Water	No comment.
Lead Local Flood Authority	<p>Original Consultation: Object – Not satisfied that enough information has been submitted and recommended changes that should be made and additional information required.</p> <p>Secondary Consultation: No objection, subject to conditions.</p>
Surrey County Highway Authority	No objection or requirements as the access is via a private road.
Surrey Wildlife Trust	<p>The submitted Ecological Appraisal and Bat Survey letter of report appear appropriate in scope and methodology.</p> <p>Recommend that unidentified bat roosts may still be present and if a bat is seen during works, work should cease immediately and advice should be sought from Natural England or a qualified specialist.</p> <p>The development should result in a minimal increase in external artificial lighting.</p> <p>Any removal of dense/shrubbery and vegetation should be undertaken outside of the main bird nesting season.</p> <p>Biodiversity enhancements should be incorporated.</p>
Forestry Commission	Refer to standing advice.
Surrey County Rights of Way Officer	No objection subject to informatives.
Environment Agency	Refer to Standing Advice

Representations

The application was advertised in the newspaper on 08/02/2019.

Site notices were displayed around the site on 12/02/2019

Neighbour notification letters were sent on 01/02/2019 and again on 02/04/2019 as a result of the submission of amended plans.

Five letters of representation were received objecting on the following grounds to the original consultation:

- Ewhurst is served by a reasonable road from Cranleigh but only small track roads from Shere and the road to Horsham and Ockley are not up to standard for additional units.
- Water supply unreliable
- Power supply unreliable.
- Inspectorate has turned down other developments in Ewhurst at appeal due to local housing density
- All the development in Ewhurst is in one area.
- The Council refused a 13 unit scheme on this site due to poor access.
- The site access is totally unsuitable.
- There is no passing place on the access track.
- Many vehicles will have to park on the road.
- The track is named Cherry Tree Lane which could encourage drivers to try and use it as a cut-through when it is in fact a cul-de-sac.
- The access track is also a public footpath.
- Overdevelopment
- This development will result in demand for a new school, doctor's surgery, waste tip and road rebuilding.
- Loss of privacy and light to neighbouring dwellings.
- Emergency vehicle access is not suitable.
- Out of character development.
- The allocation of houses for Ewhurst has been met and exceeded.
- Thames Water have already stated that they cannot supply water to the proposed development at Firethorn Farm.

An additional letter was received from a neighbour who also responded to the first consultation raising objection following the second consultation on the following grounds:

- Amendments make no difference.
- Still resultant overshadowing.
- Loss of privacy and light.
- Affordable housing is a term used by developers to make the development appear more acceptable.

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.

Policy SP2 sets out the spatial strategy for the borough up to 2032 and whilst it seeks to focus development at the four main settlements it recognises that limited development should be allowed for in certain villages, including Ewhurst, and where such villages are not within the AONB or Green Belt that these offer more scope for growth. Policy SP2 also seeks to maximise opportunities for the redevelopment of suitable brownfield sites for housing. The application site is a brownfield site.

Policy ALH1 sets out that the Council will make provision for at least 11,210 net additional homes in the period 2013 – 2032, and that within that Ewhurst village will need to provide a minimum of 100 homes, although given that this is a minimum allocation, exceeding this number should not result in the refusal of otherwise sustainable development on a brownfield site.

The site comprises previously developed land, and in accordance with the NPPF, planning policies and decisions should promote an effective use of land in meeting the need for homes, and should make as much use as possible of previously developed land. In particular the NPPF indicates that substantial weight should be given to the value of using suitable brownfield/previously developed land within settlements to meet the identified need for homes.

The application site falls within the Countryside beyond the Green Belt and relevant Local Plan Policy RE1 states that the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Location of development

Paragraph 79 of the NPPF states that Planning policies and decisions should avoid the development of isolated homes in the countryside. This site is surrounded on all sides either by existing residential development, to the east and south, or approved development currently under construction, to the north and west. The Rural Settlement boundary of Ewhurst runs along the footpath to the east of the site and along the wider site boundary to the south, including

the access road within it. The proposed dwellings would not, therefore, be in an isolated location.

Housing land supply

The Council published its 5 year housing land supply statement in September, with a base date of 1st April 2018. This document confirms that, with an additional buffer of 5%, the Council has 5.8 years' worth of housing supply. However, the Housing Delivery Test results were published in February 2019. As per the requirement of footnote 39 of the NPPF, a 20% buffer must now be applied. With a 20% buffer applied to the Council's published 5 Year housing land supply statement with a base date of 1st April 2018, the Council years' worth of housing land supply is 5.08 years'. Therefore, the Council can demonstrate the requirement of paragraph 73 of the NPPF.

Both the Folly Hill appeal and the Longdene House appeal Inspectors felt that the evidence before the inquiries did not point to five years' worth of housing supply. These decisions are material considerations. However, the Council maintains its view that it has five years' worth of housing land supply.

Impact on the Countryside beyond the Green Belt

The majority of the site, other than the access drive is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

The proposal would be viewed within the context of the wider site of 32 dwellings approved under WA/2017/1636 and WA/2018/0838 which surrounds this site on the south, west and north/north west. The site is therefore bounded by residential development on all sides, with dwellings falling within the Rural Settlement area to the east of the site. In this regard, the proposal would be seen as a natural infill in this backland plot and would not be seen to intrude into the wider countryside.

Officers are therefore satisfied that the proposal would not adversely affect the intrinsic character and beauty of the countryside. The proposal is therefore considered to accord with Policy RE1 of the Local Plan (Part One) 2018.

Design and impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) 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 2019.

The layout of the dwellings is considered to be acceptable and to relate well to the streetscene. Units 4 and 5 form a symmetrical pair of semi-detached dwellings that make for an attractive feature at the entrance to the site. The affordable units, 1-3, are within the block at the southern corner which has a single entrance on the south western side of the building and two on the south eastern side, addressing the corner appropriately. A suitable space is left between these units and the two pairs of semi-detached units 6-9 at the northern end of the plot. All the units are considered to be attractive and of an acceptable size and scale, fitting in well with the style of the dwellings being built on the wider site.

The design and appearance of the proposed dwellings are considered to contribute to the high quality residential environment already approved on the wider site. The additional nine units would take similar forms to those being constructed on the site and would utilise a similar pallet of traditional materials. Amendments to this scheme to remove a shared garage has provided additional amenity space for the affordable units which would create a softer, more verdant appearance and reductions in the height of the ridge heights of plots 4 and 5 at the entrance to the site successfully reduce the bulk and mass. The existing substation at the front of the site, whilst not an attractive feature, would be mitigated for through additional proposed planting, to be controlled by way of a landscaping condition.

The scale of the dwellings and the layout ensures that the development does not appear cramped and crowded with sufficient space provided between the buildings. In this respect officers are satisfied that the proposal does not comprise overdevelopment of the site.

Overall, the proposal is considered to be acceptable regarding design and visual amenity. The scheme is therefore seen to accord with Policy TD1 of the Local Plan (Part 1) 2018, and Policies D1 and D4 of the Local Plan 2002.

Housing Mix

The NPPF states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN3 of the Local Plan 2018 (Part 1) sets out that proposals will be required to make provision for an appropriate range of different types and

sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) sets out the likely profile of household types in the housing market area. The SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

Unit Type	1 bed	2 bed	3 bed	4 bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%

In addition to the West Surrey SHMA, the recently published West Surrey SHMA: Waverley Addendum 2015 provides more specific information for the Borough. This includes indicative requirements for different dwelling sizes for both market and affordable housing.

It is noted that this provides an alternate requirement to the West Surrey SHMA 2015, and is considered to be the most appropriate evidence in terms of identifying local need in the Borough.

Proposed Housing Mix					
		1 bed	2 bed	3 bed	4 bed
Market	SHMA	10%	30%	40%	20%
	Site	0	33%	66% (6 units)	0
Affordable	SHMA	40%	30%	25%	5%
	Site	66.6% (2 units)	33.3% (1 unit)	0%	0%
Total		2	1	6	0

Whilst no one bedroom and 4 bedroom units are proposed, the development provides houses for those most acutely needed (2 and 3 bedroom), as set out in the SHMA.

The resultant mix across the wider site is as follows:

Proposed Housing Mix (wider site)					
		1 bed	2 bed	3 bed	4 bed
Market	SHMA	10%	30%	40%	20%
	Site	3.5% (1 unit)	27.5% (8 units)	44.9% (13 units)	24.1% (7 units)
Affordable	SHMA	40%	30%	25%	5%
	Site	41.7% (5 units)	58.3% (7 units)	0	0
Total		6	13	15	7

Officers consider that the mix is sufficiently aligned with the SHMA in relation to market housing particularly given that it is providing dwellings that would help address the most acute need which is for 2 and 3 bedroom dwellings. The proposal is therefore acceptable when considering the development within the context of the wider scheme.

The Council's housing Enabling Officer has been consulted regarding the affordable housing mix and is supportive of the proposed mix which is seen to broadly reflect the needs of the Borough.

Overall, the application is therefore considered to be acceptable and in accordance with Policy AHN3 of the Local Plan 2018 (Part 1).

Affordable Housing

Policy AHN1 of the Local Plan Part 1 (2018) states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria.

Policy AHN2 of the Local Plan 2018 (Part 1) states that small scale affordable housing may be acceptable on land that is within, adjoins, or is closely related to the rural settlement. In exceptional cases the provision of affordable housing may be supported by necessary market housing.

The Council's Housing and Enabling Officer has been consulted on this application with regard to the provision of Affordable Housing. Although when looked at in isolation, the site does not trigger a requirement for affordable housing; when treated as a larger scheme that includes the 32 approved units the application would be trigger the provision of affordable housing. 32 units are currently approved on the wider site, with the additional 9 units taking the total to 41. A total provision of 12 affordable units across the wider site represents an affordable provision of 29.2%, against a 29.5% provision in the consented scheme. Given that the scheme in isolation provides a provision of 37.5% affordable housing when viewed as a net gain of 8 units (1 market dwelling already exists on the site) and that the level of provision across the whole site would be similar to that already approved, officers consider the level of affordable housing provision to be acceptable.

The applicant has confirmed that the affordable houses would be split into the following tenure brackets:

- 1x2 bedroom house: Shared ownership
- 2x1 bedroom houses: affordable rent

The Council's Housing Enabling Manager has been consulted on the proposal and is supportive of the tenure split. The affordable housing on the wider site is managed by Mount Green who, it is understood, have been in discussion with the developer about taking on the additional units proposed under this application. The Council's Housing Enabling Manager is supportive of this.

Overall, the Housing Enabling Officer is supportive of the affordable housing provision, subject to the submission of an affordable housing plan. The proposal is therefore seen to accord with Policies AHN1 and AHN2 of the Local Plan 2018 (Part 1).

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.

The design of any development should ensure that the privacy enjoyed by neighbouring dwellings is not materially impacted on. Design should also ensure that there is no resultant harmful overbearing impact or a material loss of light.

The separation distance from unit 5, at the south eastern corner of the site, to Sixpenny Buckle is 10m, flank wall to flank wall at two storey height with a distance of 7m to the boundary of this property. This separation distance and the relative positioning of the dwellings to each other is considered to ensure no harmful loss of light or outlook to Sixpenny Buckle. The nearest side of Sixpenny Buckle to the development site also consists of a garage which is not a habitable room. The primary outlook to the rear of Sixpenny Buckle is to the north, and is therefore not directly influenced by the proposal. The single storey element of unit 5 would extend closer to the boundary, and would be adjacent to amenity space rather than the flank elevation of the dwelling but the single storey nature and the intervening footpath would ensure no overbearing impact in relation to this area of amenity space to the rear of Sixpenny Buckle.

The potential for overlooking presents some concerns which officers believe could be overcome by way of a condition requiring obscure glazing. The relationship of units 1 and 2 with dwellings 25, 27, 28 and 30 of the wider site approved under WA/2017/1636 could result in some harmful intervisibility. Four windows are proposed in the elevation facing these units at ground and

first floor level. At first floor level, all four windows would be obscurely glazed (required by condition) on any permission to prevent harmful intervisibility. Two bathroom and two bedroom windows are proposed on this elevation. As the bedrooms have 2 other windows on other elevations a reasonable outlook would still be maintained whilst providing ample light to these rooms.

It is also considered reasonable to obscure glaze by condition the two first floor windows on the eastern side of unit 5. This would prevent any harmful overlooking of the amenity space to the rear of Sixpenny Buckle. Whilst one window serves a bedroom, this room is also served by another window in a different elevation, ensuring sufficient quality of accommodation to this room.

Officers do not consider that the relationship between the rear elevations of units 6-9 and Cumbers, to the east, would result in any harm by way of overlooking. A separation distance of at least 13m is maintained to the boundary with Cumbers, and a flank wall to flank wall separation distance of at least 32m is considered to be sufficient to alleviate any harmful overlooking and in accordance with the Council's Supplementary Planning Guidance which suggests an appropriate distance of 21m. The established vegetation is also considered to contribute to the privacy enjoyed by Cumbers.

Overall, subject to condition, the proposal is not considered to result in any material harm to neighbouring residential amenity. The proposal is therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2018.

The site area forms the curtilage of the existing house known as Backward Point. Immediately east, bounding the PROW is a belt of trees and hedging that form a contiguous landscape feature that frames views of the site. The Southern oak and principal component of the belt is subject of a TPO.

A Landscape Masterplan and Tree Protection Plan has been submitted with the application. The Council's Arboricultural Officer has reviewed the proposals. The proposed layout is considered to be acceptable in terms of respecting root protection areas of trees along the footpath to the east. Five trees along the eastern boundary would be retained, however the tree officer

raises concerns regarding the relationship of the oak tree crowns to the dwellings' amenity areas and that there is the potential for future pressure to prune the branches of these trees. However, it is a material consideration that a similar relationship of residential units to trees was accepted in respect to the wider site on appeal. On this basis, officers are of the view that a reason for refusal on these grounds could not be sustained.

Overall, subject to conditions, officers consider that an acceptable relationship could be ensured between the trees and the proposed development. Therefore the proposal is seen to be acceptable and in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002.

Impact on Ancient Woodland

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.

Impact on Parking and Highway Safety

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The application site is accessed via a private road and does not form part of the public highway and therefore it falls outside of the County Highway Authority's jurisdiction. The County Highway Authority has, however, undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

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. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have

appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's Parking Guidelines document sets out the recommended number of parking spaces based on the number of bedrooms.

No. of Bedrooms	Recommended No. of Parking Spaces
1	1
2	2
3+	2.5

The above table highlights the recommendation of parking spaces for the development.

Unit No.	Recommended No. Spaces	Provided Spaces
1	1	1
2	1	1
3	2	2
4	2.5	2
5	2.5	2
6	2.5	2
7	2.5	3
8	2.5	2
9	2.5	2
Visitor	-	1
Total	19	18

The above table demonstrates that the development falls one short in terms of recommended parking space provision.

Despite this, when viewed within the context of the wider development, the proposal does accord with the recommendations for parking provision. The 32 units approved under WA/2017/1636 and WA/20158/0838 created a requirement for 68 parking spaces based on the number of bedrooms. Combined with the 9 units proposed under this application this creates a total demand for 87 parking spaces.

WA/2017/1636 and WA/2018/0838 together provide space for 75 parking spaces. When combined with the 18 provided under this application, a total of 93 are proposed which is in line with the recommendations of the Parking Guidelines document.

Officers are therefore of the view, taking into account the wider site, that the level of parking provision is acceptable.

Impact on Public Right of Way

Two public footpaths, Nos. 436 and 437 run along the eastern and north western boundaries of the site. Footpath 437 is accessed via the shared access road into the site.

The Surrey County Countryside Access Officer has been consulted on this application with regard to the impact of the development on these footpaths. No objection is raised subject to the inclusion of informatives on any permission granted.

Impact on Flooding

Policy CC4 recognises that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe, and that the risk of flooding is minimised whilst not increasing the flood risk elsewhere. Sustainable drainage systems (SuDS) will be required on all major developments (10 or more dwellings) and will be encouraged on smaller schemes. Proposed development on brownfields sites should aim to reduce run off rates to those on greenfield sites, where feasible.

This site lies outside of Flood Zones 2 and 3 and is therefore in an area of low flood risk.

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate.

Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

The application form confirms that the proposal is to dispose of surface via a sustainable drainage system. The LLFA has confirmed that it raises no objection to the proposal, subject to the imposition of conditions requiring the submission and approval in writing of a surface water drainage scheme and that prior to first occupation, a verification report is carried out by a drainage

engineer which must be submitted and approved by the Local Planning Authority.

Thames Water have also been consulted on the application and have no comment to make.

Overall, subject to the imposition of conditions, no concerns are raised with regards to flooding and flood risk and the proposal is therefore seen to accord with Policy CC4 of the Local Plan 2018 (Part 1).

Quality of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 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 provides an assessment against the standards

Plot	No bedrooms	Internal floor space req	Actual internal Floor space	Compliance with bedroom sizes
1	1 (2 person)	58 sq m	58.64 sq m	Yes
2	1 (2 person)	58 sq m	58.64 sq m	Yes
3	2 (4 person)	79 sq m	81.5 sq m	Yes
4	3 (5 person)	93 sq m	121 sq m	Yes
5	3 (5 person)	93 sq m	121 sq m	Yes
6	2 (4 person)	79 sq m	79 sq m	Yes
7	3 (5 person)	93 sq m	90.4 sq m	No (one double bedroom is 9.5 sq m instead of 11.5 sq m; single bedroom is 10cm too narrow and has a floor area of 5.8 sq m instead of 7.5 sqm)
8	3 (5 Person)	93 sq m	90.4 sq m	No (as above)

9	2 (4 person)	79 sq m	79 sq m	Yes
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It is clear from the table above, that whilst the majority of the proposed units would comply with the technical space standards, plots 7 and 8 fall slightly short of the overall internal floor area and have two bedrooms below standard.

However, given that limited weight can be attributed to the Space Standards that the internal floor area of the units does not fall significantly short, and that these dwellings types are the same as some on the wider site, Officers are of the view that the development is acceptable in this respect.

All the of the units are considered to have sufficient light and outlook.

Each of the dwellings, including the affordable units benefits from private amenity space. Officers consider that the level of proposed amenity space would be acceptable and would provide a suitable level of amenity for future occupiers.

In view of the above it is considered that notwithstanding the relatively minor conflict with the space standards requirements, the proposed development would provide an acceptable level of accommodation for future occupants, such that there is no objection in this respect.

Refuse and recycling

The submitted design and access statement details that each dwelling will have independent refuse and recycling stores within their own plots or access to a shared storage area. Bins will be presented on collection day for pickup in a manner that has already been approved for the wider site development.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, 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 application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland and is not an agricultural building or barn.

A letter of report titled 'Ecological Appraisal and Bat Survey' by Bioscan (UK) Ltd. dated 10th December 2018 was submitted with this application.

The bungalow known as Backward Point was assessed to have medium roosting potential but no evidence of bats was found and no roosts identified. The only other building within the site is a prefabricated stable type structure for which no significant roost opportunities were identified. This building is considered to have negligible to low roosting potential for bats. Dawn re-entry and dusk re-emergence surveys were undertaken following the initial roost assessment. No bats were seen to enter or leave the building during the surveys.

The Surrey Wildlife Trust has been consulted on this application to ensure that there will be no resultant harm to protected species. They have advised that should a bat be seen during works, work should stop immediately and advice should be sought from Natural England or a qualified specialist. The applicant is also advised of the requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on bat roosts or disturb bats.

The applicant should also ensure that the proposed development will result in minimal external artificial lighting, any removal of dense shrubbery/vegetation should be timed to avoid the main bird nesting season and biodiversity enhancements should be incorporated into the scheme wherever possible.

Subject to appropriate informatives, Surrey Wildlife Trust raises no objection and the development is considered acceptable with respect to biodiversity and in accordance with Policy NE1 of the Local Plan (Part One) 2018.

Parish Council / Third Party Representations

Officers note the comments received in relation to this application from the Parish Council and neighbours.

Regarding highway safety concerns, parking standards are exceeded across the wider site and the County Highway Authority have expressed no objection in relation to the adjoining public highway. The access road is private and therefore is outside of the jurisdiction of the Highway Authority. The density of the development is considered to be acceptable in the context of the wider scheme and the Rural Settlement area and the submission and approval of a landscaping scheme will be required by way of a condition.

The affordable houses all benefit from private amenity space and the design of the affordable block is considered to be attractive and to make the development more tenure blind. CIL charges associated with the development will be collected in accordance with the charging schedule.

It is also noted that comments have been raised expressing concern that Ewhurst has already exceed its requirement for 100 new dwellings by 2032, particularly with the recent appeal decision at Firethorn Farm for approval of 58 dwellings, taking the number of units approved in Ewhurst to 115. Despite this, the 100 unit figure is a minimum allocation and exceeding this number should not result in the refusal of otherwise sustainable development on a brownfield site, surrounded by existing and approved development. The development would also contribute to the wider borough housing need

Conclusion

The proposed development is considered to represent an efficient use of previously development land at the edge of a defined rural settlement which is surrounded on all sides by existing and approved development such that there would be no impact on the intrinsic character and beauty of the countryside. The site would represent a natural extension of the previously permitted wider development site and would be visually acceptable in design terms and would not adversely affect existing residential amenities.

The proposal would contribute to the level of housing provision within the Borough and would provide 3 affordable dwellings.

The proposals would provide a satisfactory level of parking provision when considered within the context of the wider development scheme and would not adversely affect the biodiversity value of the site.

In view of the above, officers consider that the planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation A

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of affordable housing and the maintenance of the SuDS, permission be GRANTED subject to the following conditions:

1.

Condition

The plan numbers to which this permission relates are P135/PL/1011(A); P334/EE/01; P334/PL/1000(A); P334/EX/1011; P334/PL/1001(B); P334/PL/1041(A); P334/PL/1045(A); P334/PL/1061; P334/PL/1065(A) and P334/PL/2005, P334/PL/5001. 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 Local Plan 2002.

2.

Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development 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 character and amenity 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. This is a pre-commencement condition as it goes to the heart of the permission.

3.

Condition

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason

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

4. 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 Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

5. Condition
Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:

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.

The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4 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 Local Plan 2002. This is a pre-commencement condition as it related to the construction process.

6. Condition
No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the

relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in 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 Local Plan 2002. This is a pre-commencement condition as it related to the construction process.

7. Condition

No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

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 Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

8. Condition

No development shall commence, including any site remediation or 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. This shall

include details of the specification and location of exclusion fencing, ground protection and any development activity that may take place within the Root Protection Area of trees shown to scale on the TPP's including installation of service routings and hardstanding. 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 Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

9. Condition

- a) No development, site remediation, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a pre-commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and personnel responsible for the implementation of the approved development and timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.
- b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development.

Reason

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

10. Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-

Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1 litres/sec.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy CC4 of the Local Plan Part 1. This is a pre-commencement condition as it goes to the heart of the permission.

11. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason

To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS in accordance with Policy CC4 of the Local Plan Part 1.

12. 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 development as defined within Part 1 of Schedule 2, Classes A,B and E that order, shall be constructed on the site without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity 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.

13. Condition

The first floor windows in the eastern elevation of unit 5 shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason

In the interest of the character and amenity 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.

14. Condition

All first floor windows in the south western elevation of the block containing units 1-3 shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason

In the interest of the character and amenity 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.

15. Condition

Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

Reason

In the interest of the character and amenity 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.

16. Condition

No development shall commence, including works of site clearance and ground preparation, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved Construction Management Plan shall thereafter be adhered to throughout the construction period. The Construction Management Plan shall include, but is not limited to, the following matters:

- notwithstanding the provisions of condition 18, the hours during which HGV deliveries to/from the site can take place;
- site management arrangements, including on-site storage of materials, plant and machinery; temporary offices, contractors compounds and other facilities, including ; on-site parking and turning provision for site operatives, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site;
- wheel washing facilities to ensure that any vehicle, plant or equipment leaving the site does not carry mud or deposit other materials onto the public highway;
- measures to minimise the emission of dust during the construction period;
- the siting of any boundary hoarding behind visibility splays;
- prevention of the burning of any materials on the site during the construction process;
- details of any security or floodlighting to be employed during the construction process; and,
- a construction waste management plan that identifies the main waste materials expected to be generated by the development during construction, together with measures for dealing with such materials so as to minimise waste and to maximise re-use, recycling and recovery.

Reason

To ensure to harm to the adjoining public highway in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

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:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reasons:

To support users of low and ultra-low emission vehicles and enable charging in convenient locations, and to ensure that the development does not prejudice the air quality of the area in accordance with Policies TD1 and ST1 of the Local Plan 2018 (Part 1), retained D1 of the Local Plan 2002, paragraph 110 of the NPPF 2018 and having regard to Surrey County Council's Vehicular and Cycle Parking Guidance (January 2018).

19. Condition

Before any work on site begins, cross sections/details indicating the existing and proposed finished ground and floor levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity 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. This is a pre-commencement condition as it goes to the heart of the permission.

20. 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 the parking of vehicles.

Reason

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

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. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

4. The applicant should be aware of the requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order

to avoid contravention of European legislation.

5. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development hereby permitted is CIL liable. 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 14 of the CIL Regulations 2010 (as amended).

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

6. The applicant is advised that they will need to comply with the Guide for Developers document: http://www.waverley.gov.uk/downloads/file/4123/guidance_on_refuse_and_recycling_provision_for_new_homes

The above document includes information that the developers should ensure there is provision for the following per property:

1 x 240 litre black refuse bin (purchased at the developer's cost, direct from Veolia or similar)

1 x 240 blue recycling bin (ordered through WBC)

1 x 23 litre kerbside food waste caddy (ordered through WBC)

1 x 7 litre kitchen food waste caddy (this is to be kept in the kitchen to allow residents to transfer their food waste to the kerbside caddy. Ordered through WBC).

(Residents may wish to subscribe to the garden waste service - 1 x 240l brown bin at their own expense).

The bins must be ordered at least 4 weeks before the dwelling is occupied, and will need to be presented at the kerbside before 7am on the day of collection. The distance between the bin storage area and the kerbside of the properties should not exceed 30metres. The collectors must not walk more than 25m.

7. If a bat is seen during works, work should cease immediately and advice sought from Natural England or a qualified specialist. The applicant should ensure that the proposed development will result in minimal external artificial lighting. In order to comply with relevant

legislation, any external lighting installed on this development should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series"

8. If the proposed development involves the removal of dense shrubbery/vegetation, we would recommend that this is done outside of the main bird nesting season (March to August inclusive), to avoid adverse effect to nesting wild birds.

If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

9. 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.
10. 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.

Recommendation B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED for the following reasons:

1. The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Policy AHN1 of the Local Plan 2018 (Part 1) and paragraph 61 of the NPPF 2019.
2. The applicant has failed to enter into an appropriate legal agreement to secure the future maintenance of the SuDS. The proposal is therefore contrary to Policy CC4 of the Local Plan 2018 (Part 1).