

A2 WA/2018/1675
Crest Nicholson
Crest Nicholson Operations Limited
18/09/2018

Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works. In conjunction with application WA/2018/1336 to vary the conditions of the outline consent and application WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019) at Woodside Park, Catteshall Lane, Godalming

Committee:

Meeting Date:

Joint Planning Committee
26/06/2019

Public Notice:

Grid Reference:

Was Public Notice required and posted: Y
E: 497907 N: 143955

Parish/Town:

Ward:

Case Officer:

Expiry Date:

Time Extended Date:

Neighbour Notification Expiry Date:

Neighbour Notification

Amended/Additional Expiry Date:

Godalming

Godalming Central and Ockford

Kate Edwards

17/12/2018

TBC

09/11/2018

TBC

RECOMMENDATION A

That, subject to conditions, informatives and the prior completion of a legal agreement to secure changes to the outline consent and affordable housing previously approved, permission be GRANTED.

RECOMMENDATION B

That should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.

1. Introduction

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

Location Plan



Layout Plan



2. Site Description

The application site measures 1.61 hectares and has a long established use, since the 1850's, for industrial purposes. The site is located on the south side of Catteshall Lane and slopes up from Catteshall Lane.

A number of light industrial and commercial buildings which previously occupied the site and were up to three storeys in height have recently been demolished.

The majority of the site (the northern part of the site closest to Catteshall Lane) is within the settlement boundary of Godalming. The southern part of the site, which until the recent demolition activities accommodated a number of buildings and large areas of hardstanding was used for parking and open storage and is located within the Green Belt.

Beyond the southern boundary of the site there is a wooded hillside and a small lake which are owned by the applicant and are also located within the Green Belt. This land is referred to as the blue line land. Trees provide screening along the western and eastern boundaries of the site, with dense groups of trees to the east and forming the designated ancient and semi-natural woodland to the south.

3. Proposal

Approval of the reserved matters of consent WA/2016/1418. The outline consent approved the means of access only, and all other matters were reserved (although an 'indicative' scheme was detailed).

This reserved matters application seeks approval of all matters reserved under the outline consent, which are –

- Layout
- Scale
- Landscaping and
- Appearance

The application proposes the provision of 100 dwellings, including 17 affordable units. The accommodation schedule would be as per Table 1 below.

	Private	Affordable rent	Intermediate affordable	Total
1 Bed	28	5	2	35

2 Bed	31	1	9	41
3 Bed	13	0	0	13
4 Bed	11	0	0	11
Total	83	6	11	100

Table 1

The units provided would include a mix of typologies, including flats, terraced and semi-detached dwellings. All units would meet the Nationally Described Space Standards (NDSS).

It is proposed that Locally Equipped Area of Play (LEAP) to serve the proposed dwellings would be provided to the south of the site within the blue line land. This is the subject of a separate application under section 73 (ref WA/2019/0370). Condition 22 of the outline required that the LEAP be provided within the red line site. The section 73 application seeks to vary that condition to allow the LEAP to be re-sited within the blue line land. The proposed LEAP requires separate consent, and an application for this has been received (concurrent application WA/2019/0316).

Through the Deed of Variation to the original legal agreement, a 'grampion' style provision can be added. This could ensure that occupation beyond a certain proportion of the development shall not take place until the LEAP proposal under the section 73 application, and the LEAP application itself, have been approved and subsequently provided.

The commercial unit would be sited to the north eastern part of the site. The proposed building would be part two, part three storeys in height. The ground floor would contain a nursery to provide day care to pre-school children, whilst the upper two floors would contain a total of 502m² office accommodation.

170 parking spaces would be provided to serve the residential element of the scheme, including 44 visitor spaces. The 11 spaces currently provided for the ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses. The proposal also includes the relocation of a bus stop and provision of an uncontrolled stopping point which are indicated on the site plan.

In addition to the above, this subsequent reserved matters application is bound by the section 106 legal agreement tied to the outline consent, which secures

For Waverley Borough Council -

– The provision of 17 affordable housing units comprising 6 affordable rent units and 11 intermediate units. This quantum and tenure mix would be maintained with this reserved matters application, but the unit type would be altered, which is discussed further in the considerations section of this report.

- Provision of Public Open Space

- Provision of a contribution towards the provision of refuse and recycling containers.

For Surrey County Council Highways –

- The provision of funds for a Traffic Regulation Order
- The provision of funds for transport sustainability improvements
- The provision of funds for education.

A sample of indicative elevations of the proposal are provided below.

Elevations for blocks C and D



Typical semi-detached dwelling elevations

PLOT 64

PLOT 63



FRONT ELEVATION A

Street elevations throughout the site



Proposed site plan



Floorplans for blocks A and B



4. Relevant Planning History

A number of applications have been received on the site within the last 10 years, many of which relate to the use of now demolished buildings which used to occupy the site. Only the history relating to the redevelopment of the site is outlined below.

S52/2019/0002	Concurrent application for a variation of the legal agreement associated with outline consent WA/2016/1419, proposing to change the affordable housing schedule in line with the reserved matters application which is before you.	Pending
WA/2019/0316	Concurrent application (on the blue line land) for development of a locally equipped area for play including associated hard and soft landscaping. The location of the LEAP proposed is indicated within the reserved matters application which is before you.	Pending
WA/2019/0370	Concurrent application under section 73 to remove condition 22 of WA/2018/1336 (the extant outline consent) to allow the provision of a LEAP elsewhere than within the red line of the application site.	Pending
WA/2018/1336	Application under section 73 to change condition 3 of consent WA/2016/1418 to allow revised means of access to the site.	Outline consent 21 November 2018
WA/2016/1419	(relating to the blue line land) Chase of use of land ancillary to existing commercial park to open space.	Full permission 26 May 2017
WA/2016/1418	Outline application for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above. The consent related to the means of access only and all other matters were reserved. An indicative scheme was, however, submitted.	Outline consent 26 May 2017
WA/2016/0102	Change of land ancillary to existing commercial park to public open space	Permission refused 03 June 2016

WA/2016/0101	Outline application of the erection of 107 dwelling, including 27 affordable, together with the erection of a building of 930m2 to provide a community use (class D1) at ground floor level with office use above; provision of ancillary works.	Permission refused 03 June 2016
WA/2015/1121	Change of use of woodland to use for purpose of public open space.	Permission refused 15 December 2015
WA/2015/1120	Outline application for the erection of 87 dwellings and the erection of a building to provide a community use (class D1) at ground floor level with alternative uses above. Option 1 Office (use class B1). Option 2 20 dwellings.	Permission refused 15 December 2015
WA/2013/0546	Change of use of unit 28 (part) to nursery school.	Full permission 29 May 2013

5. Planning Policy Constraints

Developed Area of Godalming (front part of site)

Strategic Site

Green Belt (rear part of site)

Ancient Woodland 500m buffer (the designated woodland immediately adjoins the blue line land)

Wealden Heaths I SPA 5km

Godalming Hillside

Protected Existing Employment site

AGLV

Potentially contaminated land

6. 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):
- Policy SP1 Presumption in Favour of Sustainable Development

- Policy SP2 Spatial Strategy
- Policy ALH1 The amount and Location of Housing
- Policy ST1 Sustainable Transport
- Policy ICS1 Infrastructure and Community Facilities
- Policy RE2 Green Belt
- Policy RE3 AGLV
- Policy AHN1 Affordable Housing on Development Sites
- Policy AHN3 Housing Types and Size
- Policy LRC1 Leisure and Recreation Facilities
- Policy TD1 Townscape and Design
- Policy NE1 Biodiversity and Geological Conservation
- Policy NE2 Green and Blue Infrastructure
- Policy CC1 Climate Change
- Policy CC2 Sustainable Construction and Design
- Policy CC3 Renewable Energy Development
- Policy CC4 Flood Risk Management
- Policy SS8 Strategic Housing Site at Land South of Elmbridge
Road and the High Street, Cranleigh
- Retained Policies of the Waverley Borough Local Plan 2002

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

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

Other guidance and policy documents:

- Emerging Godalming and Farncombe Neighbourhood Plan
On Tuesday 2nd April Waverley Borough Council published a decision statement setting out that the authority accepts all of the independent examiner's recommendations in his report and that we are satisfied the plan meets the legal requirements to proceed to referendum. This means that there is now a legal requirement (Section 70 of the Town and Country Planning Act 1990) to have regard to the Neighbourhood Plan in decision making, so far as material to the application, and in our view it

should be given significant weight. A referendum upon the plan is scheduled for 9th July 2019. The policies which are particularly relevant to this application are

- GOD1 (Housing mix);
- GOD5 (character and design);
- GOD6 (residential parking);
- GOD9 (movement routes);
- GOD11 (electric vehicle infrastructure);
- GOD12 (Skyline);
- GOD13 (water recycling);
- GOD14 (Healthy Air);
- GOD16 (Provision for childrens play and young people).
- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Surrey Hills Management Plan (2014-2019)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020

7. Consultations and Town/Parish Council Comments

County Highway Authority	<p>The Highways Authority made a number of comments on the application, requesting further detail with regards to-</p> <ul style="list-style-type: none"> - Justification of the level of parking proposed is necessary, in
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	<p>particular to confirm that the spaces allocated to the ambulance station would remain.</p> <ul style="list-style-type: none"> - Details of the proposed replacement bus stop and uncontrolled crossing are necessary - The swept path of refuse vehicles and emergency vehicles needs to be demonstrated. <p>Following the receipt of amended plans and additional information, SCC have confirmed that the proposed provisions are acceptable. They have also reiterated the importance of the provision of electric vehicle charging points (EVCPs) in accordance with the most up to date standards, which are one charging point per house and one per flat when there is allocated parking.</p>
Waverley Environmental Health Officers	<p>They commented that a contaminated land condition and a condition requiring the provision of electric vehicle charging points is attached to the outline consent and they therefore have no further comments.</p> <p>The waste management officer commented that the developer has made appropriate provision for recycling and refuse storage space, although garden waste bin storage has not been provided.</p>
Surrey Hills Area of Outstanding Natural Beauty (AONB) Planning Advisor	<p>No impact on the setting of the AONB.</p>
Surrey Wildlife Trust	<p>The Trust commented that the recommendations of the Ecology Report submitted with the outline application should be adhered to as per the condition attached to that consent.</p> <p>They state that semi natural habitat should be permanently retained between the development and the ancient woodland.</p>

	<p>The Trust also commented that as the Bat Surveys are over 4 years old further pre-commencement surveys of all buildings with bat roost potential should be undertaken. [Officer comment – All buildings within the site (other than the ambulance station which is to be retained) have now been lawfully demolished following a prior approval procedure. This is separate to either the outline consent or this reserved matters application. The fact that the demolition has taken place means that a further survey would be redundant.]</p>
Thames Water	<p>Recommend condition to ensure that the water capacity is sufficient to serve the site, and an informative to the applicant.</p>
Forestry Commission	<p>Refer to standing advice to assess impact on ancient woodland</p>
Local Lead Flood Authority (LLFA)	<p>Following an initial objection due to lack of information, further information was received. Following this the LLFA stated that they no longer have an objection and are satisfied that the drainage strategy would be meet requirement subject to appropriate conditions to secure the SUDS.</p>
Natural England	<p>Natural England commented in relation to the outline application that they had no objection and believed that the proposal was unlikely to have an impact on statutorily designated sites, including the Wealden Heaths Special Protection Area. In relation to this reserved matter application, they returned comments stating that they do not believe that the amended scheme is likely to have an impact on statutory sites that differs significantly from that of the previous (outline) application.</p>

8. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper

on 19/10/2018, site notices were displayed around the site on 19/10/2018 and neighbour notification letters were sent on 15/10/2018.

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

- The height of the flats should be looked at and revised – they go up to 13m and are close to the road
- Loss of light and privacy and outlook to properties on Scizdons Climb
- Structural damage to properties on Scizdons Climb
- Increased on street parking leading to disruption
- Traffic congestion
- Not respectful to existing street scene
- Buildings constructed too close to the kerb
- Surface water issues may result
- There is a large quantity of unsold new housing stock in the area
- Lack of school and GP places for future residents
- There are misleading statements in the Design and Access Statement
- No notification letters were sent to 2 Scizdons Climb and 8 South Hill
- Block A would look like a fortress and be aesthetically disappointing
- No clarification is put into place as to how it would be ensured that the LEAP and lake would remain publically accessible.
- The affordable housing provided may be too expensive to actually be affordable
- During building works, contractors should park on the site rather than on the road

9. Determining Issues

- Principle of development
- Planning history and differences with previous proposal
- The acceptability of the proposed housing mix
- Affordable housing
- Impact on the Green Belt
- Impact on visual amenity and the AGLV
- Impact on residential amenity
- Quality of accommodation provided for future residents
- Play space provision
- Car parking and highways
- Flooding and drainage
- Effect on the SPAs

- Biodiversity and compliance with Habitat Regulations 2017

10. Planning Considerations

10.1 Principle of development

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity. The site is strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates it as suitable for around 100 dwellings, employment and community use, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane. The extant outline consent for the site (WA/2016/1418) confirms the principle of residential development on the site, and that this may be up to 100 dwellings. The principle of the development is therefore established.

10.2 Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously granted at outline stage for up to 100 dwellings alongside a community use at ground floor level (a nursery) and offices above. This reserved matters application is tied to that consent but differs from the indicative details submitted as part of that proposal in a number of regards. Most notable, the previous proposal included the provision of a significant area of underground parking which is not proposed with this application. This is a result of survey work undertaken by the applicant highlighting that the underground parking previously proposed would not be buildable.

Surface parking is instead proposed, which creates a significantly different layout of the development from the indicative outline scheme. The provision of surface car parking also has the effect that the Locally Equipped Area of Play (LEAP) that was previously proposed to be provided within the site is now proposed to be provided offsite, on the directly adjoining blue land.

The test (for Members) is whether having regard to the changes, the current proposal is materially more harmful than the approved, indicative outline scheme and is acceptable in its own right.

10.3 The acceptability of the proposed housing mix of unit sizes

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) 2015.

The table below sets a the number and type of dwellings proposed to be provided and compares the proposed provision with the estimated need for Market and Affordable sector housing for Waverley as set out in the SHMA.

Market	1 bedroom	2 bedroom	3 bedroom	4+ bedrooms	TOTAL
Total provision	35	41	13	11	100
Market Need	9.3%	32.1%	38.2%	20.4%	100%
Proposed Market	28 (34%)	31(37%)	13 (16%)	11(13%)	83
Affordable Housing Need	40%	30%	25%	5%	100%
Proposed Affordable	7(41%)	10 (59%)	0 (0%)	0(0%)	17

The development overall would therefore provide a greater proportion of one bedroom and two bedroom units than identified in the SHMA, and less 3 and 4 bedrooms than required. This is, however, considered to be acceptable on balance because

- The outline consent identifies the site as suitable for up to 100 units, and given the constraints of the site to accommodate this number of units there would need to be a bias towards smaller units.
- The site is located in close proximity to Godalming Town Centre and the relatively good accessibility indicates that this is a more sustainable location suitable for higher densities of units.

In relation to the proposed typology of the affordable units, the table below details the tenures and unit types.

Unit type	Tenure type	No units at outline stage	No units now proposed
1 bed flat	Affordable rent	2	5
2 bed flat	Affordable rent	2	1

3 bed house	Affordable rent	2	0
1 bed flat	Intermediate	6	2
2 bed flat	Intermediate	3	9
3 bed house	Intermediate	2	0
Total		17	17

Table 2 – Affordable housing mix approved at outline stage

The Housing Enabling Officers have initially raised concerns that, although the proportions of each tenure and overall number of units would be maintained from outline stage, the four 3 bedroom units previously proposed would be lost, creating a bias towards smaller units. The applicant has not provided a suitable response from Registered Providers to demonstrate that the larger units could not be provided on the site. In support of the affordable unit mix, the applicant has stated that this ties in with the viability of the scheme and larger units could not be viably provided. On the basis of the information provided, Officers are of the view that the affordable mix is acceptable in this instance.

10.4 Affordable housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that a minimum of 30% affordable housing should be provided in development sites of over 1000m² in area. The supporting text states that:

“The Council recognises that there may be exceptional situations where the specific circumstances of the site, or other matters, could mean that achieving the required level of affordable housing would compromise development viability. Where a prospective developer considers this to be the case, the onus will be on the developer to provide appropriate financial evidence with any planning application.”

In relation to this application, the applicant has stated that due to the unique nature of the site (and in particular the significant change in land levels which needs to be negotiated) an exceptional situation exists and they are not able to viably provide more than 17% of the units as affordable accommodation. This overall percentage matches that approved by the outline application. However given that costs and values have changed significantly since 2016 when the initial viability information was submitted, and that the proposed reserved matters scheme omits the expensive basement parking, it was necessary to revisit the viability of the scheme. The applicant has, therefore, submitted a Viability Assessment (VA) to this effect.

This has been independently reviewed by Adams Integra. Whilst the applicant's VA and Adams Integra were in relative agreement in relation to the baseline value of the land, the review carried out by Adams Integra stated that the developer's costs were higher than expected. The report stated that this should be independently reviewed by a quantity surveyor.

An independent costs surveyors report was subsequently obtained. This concluded that, although there was some variance in which costs were expected to be slightly higher or lower than identified in the applicants cost plan, overall the same conclusion as to the overall value of the costs was reached. The report stated that though there were opportunities for value engineering, this would be for factors such as providing render rather than brick to the elevations, which wouldn't be acceptable in design terms. On the basis of the surveyors report it was therefore concluded that the development is proposing to provide the maximum viable level of affordable housing. Policy AHN1 is therefore satisfied.

10.5 Impact on the Green Belt

Policy RE2 of the Local Plan (Part 1) 2018 states that development proposals should continue to protect Green Belt in accordance with national policy. The National Planning Policy Framework (NPPF) states that all new buildings within the Green Belt should be considered inappropriate within the Green Belt unless they are one of various forms of development considered to represent an exception to this. One such form of development, identified in paragraph 145 of the NPPF, is the "Limited infilling, or the partial or complete redevelopment of previously development land, whether redundant or in continuing use (excluding temporary buildings) which would: - not have a greater impact on the openness of the Green Belt than the existing development, or – not cause substantial harm to the openness of the Green Belt where the development would reuse previously developed land and contribute towards meeting an identified affordable housing need within the area of the local planning authority."

A small part of the site where built form is proposed, to the south, lies within the Green Belt. At outline stage it was concluded that the level of development proposed would not have an impact on the Green Belt which would be greater than that of the previous buildings which occupied the site. The quantum of development proposed in this reserved matters application is substantively similar (including the provision of the same number of dwellings) and therefore would not have a greater impact on the Green Belt than the previous buildings.

The Locally Equipped Area of Play (LEAP) which is now proposed to be adjacent to the lake was sited within the red lie previously, and has therefore increased the spread of development proposed beyond that agreed at outline stage into the Green Belt. Paragraph 145 of the NPPF does, however, list the provision of appropriate facilities for leisure and recreation as an exceptional form of development which is not considered inappropriate within the Green Belt. The proposed LEAP would fall within this exception.

The development would therefore meet exceptions in the NPPF and not be considered inappropriate development within the Green Belt.

10.6 Impact on visual amenity and the AGLV

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.

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV) special attention should be paid to the protection of the intrinsic character and beauty of the landscape.

The impact of the development on the visual amenity and landscape in terms of its layout, scale and detailed design will now each be considered in turn.

The proposed development would comprise flats adjacent to the front boundary of the site on to Catteshall Lane. This is considered an appropriate form of development which creates a strong edge to the streetscene. The development would then proceed to the south with a central spine road running north south and short streets which are perpendicular to it and create a series of different levels of development as the levels change to the highpoint at the top of the site. This would appear appropriate as hillside development, emphasising the striking topography, and would represent an efficient and suitable form of development.

The proposed buildings fronting onto Catteshall Lane would have three storeys and a pitched roof above. This would provide similar building heights to those present throughout the streetscene. The height of the proposed buildings would then decrease further back into the site, with two storey dwellinghouses on the higher land to the south fronting the lake and the proposed Locally Equipped Area of Play (LEAP). This is considered an appropriate scale for the context of the site, acknowledging the need to

maximise the level of development provided and the established principle of up to 100 dwellings being provided on the site.

The detailed design of the proposed dwellings would display a high quality, locally distinctive approach. Brick and areas of timber cladding, alongside pitched roof and feature gables, would be utilised. This would be appropriate within the street scene and add to the emerging distinctive character of new buildings on Catteshall Lane and in the surrounding area.

Given the good and locally appropriate design of the buildings and the fact that sufficient perception of space would still remain around the development (with the wooded area to the east remaining) and within the development (with good spacing between the proposed buildings), it is considered that the landscape quality of the Area of Great Landscape Value (AGLV) would be unharmed. It is also noted in this regard that the Surrey AONB planning advisor has stated that the development would not adversely impact on the setting of the AONB – located to the north of the site.

The development would therefore have an acceptable impact upon the visual amenity of the area and the AGLV.

10.7 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.

To the Catteshall Lane frontage, the proposed flats would be positioned forward of the adjacent dwellings to the west, and distanced from them by 12m at the nearest point. Further back and up into the site, the flats would be sited 21m from 15 Scizdons Climb, and the houses 26m from 16 Scizdons Climb. To the north east of the site, the proposed part three storey nursery/office building would come within 5m of 9 Sandford Mews and 26m of Rosedale, a detached dwellinghouse fronting Catteshall Lane. To the south and south east of the site there are no near residential occupiers due to the presence of the blue line land – the open land and green space which is also owned by the applicant and which is proposed to become publically accessible.

Given the changes in topography of the site and the orientation of the proposed and existing buildings, it is considered that all of these building to

building separation distances are sufficient to maintain the privacy, light and outlook of adjoining residential occupiers.

10.8 Quality of accommodation provided for future residents

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.

Whilst the Nationally Described Space Standards (NDSS) for new dwellings are not currently formalised in Waverley policy, they represent a good quality indicator in relation to the floor space of new developments. The layouts of the proposed residential units have been amended during the consideration period of the application to ensure that all units are fully compliant with the NDSS, including in relation to bedroom size. Sufficient floor area would be provided to meet the needs of future residents.

All habitable rooms provided across the development would have sufficient outlook. All houses would be provided with a private garden, whilst communal areas of amenity and play space would be available for occupiers of the flats. The development would therefore provide satisfactory living conditions for future residents.

10.9 Play space provision

Policy GOD16 of the emerging Godalming and Farncombe Neighbourhood Plan states that childrens' play space and facilities for young people should be incorporated within new developments, and that the provision of Local Equipped Areas of Play (LEAPs) should be encouraged.

The Fields in Trust organisation have produced a document entitled "Guidance for outdoor sport and play" which provides a structure as to when play space should be sought and how quality provision should be sought when it is necessary. This document is non statutory (i.e. it does not form part of the formal development plan and does not carry very significant weight), however it does provide a useful framework for the assessment of play provisions.

The document states that developments of 10 to 200 units should look to provide a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) for sporting provision. As The Council now has a Community Infrastructure Levy (CIL) Charging Schedule in force, and the Council's Regulation 123 list (the list wherein necessary infrastructure to be funded by CIL revenues is defined)

includes the provision of leisure and recreation. Therefore, a separate new contribution towards a MUGA cannot be sought in this case.

The applicant is not proposing to provide a LAP, but is proposing to provide a LEAP. At outline stage, a LEAP was proposed at the centre of the site. However, given that the significant level of parking can no longer be accommodated underground as approved, land pressures within the site have been increased. The LEAP has therefore been moved out of the red line of the site and into the blue land (land also owned by the applicant) adjacent to the south.

Whilst it would be preferable for the provision to be made at the centre of the development where it would be closer to a larger number of future residents, the provision adjacent to the southern boundary of the site is satisfactory. This also allows sufficient distance from neighbouring properties to be maintained in order to preserve privacy and prevent significant noise disturbance.

It is also noted that the application proposes to make the land within the blue line, which includes wooded areas, open undeveloped areas and a lake, publically accessible. This represents a significant planning benefit for both the provision of recreation space for the future occupiers of the development, and the wider area as a whole.

The play space provision and outdoor recreation is considered satisfactory, and full details of all play equipment can be secured at condition stage.

10.10 Car parking and highways

Policy ST1 of the Local Plan (Part 1) 2018 states that developments should make appropriate provision for car parking.

Policy GOD6 of the emerging Godalming and Farncombe Neighbourhood Plan states that within new developments, outside of the town centres, each one bedroom flat should be provided with 1 parking space, each two bedroom flat should be provided with 2 parking spaces and each dwelling of 3 or more bedrooms should be provided with 2.5 parking spaces. Although this plan does not yet form part of the formal development plan, at this stage in the process we have a statutory duty to have regards to it and it can therefore be afforded significant weight. The Waverley Borough Parking Guidelines 2013 state echo the parking provisions outlined in the Godalming and Farncombe Neighbourhood Plan.

170 parking spaces would be provided to serve the residential element of the scheme, including 44 visitor spaces. The 11 spaces currently provided for the

ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses.

When the parking requirements of Policy GOD6 of the emerging Godalming and Farncombe Neighbourhood Plan and the 2013 Parking Guidelines are applied to the proposal, a provision of 177 spaces is necessary. The proposal would only fall short of this requirement by 7 spaces, or 4%. This is considered acceptable given the close proximity to Godalming Town Centre and the services and sustainable travel options it provides.

The Highways Officer at Surrey County Council (following the submission of amended plans) has confirmed the acceptability of the commercial parking arrangements, emergency and refuse vehicle manoeuvrability and bus stop relocation. It is noted that condition 8 of outline consent WA/2018/1336 requires the provision of Electric Vehicle Charging Points (EVCPs) in accordance with Surrey County Council's Car Parking Guidance. An additional condition is not therefore necessary for this reserved matters application.

10.11 Flooding and drainage

The site is within an area at risk from surface water flooding, which for parts of the site is high. Policy CC1 of the Local Plan (Part 1) 2018 states that development will be supported when it mitigates and adapts to climate change, including through the use of Sustainable Urban Drainage Systems (SUDS) to reduce surface water run-off. Policy CC4 of the Local Plan (Part 1) 2018 states that SUDS will be required for all major developments.

The applicant is proposing to provide SUDs across the site and has submitted details to the LLFA, which the authority considers sufficient to reduce flood risk. At condition stage when full details of the proposed hardstanding and road surface are submitted, permeable surfaces could be selected. The development is therefore acceptable with regards to flooding.

10.12 Effect on the Special Protection Area (SPA)

The site is within the 5km Buffer Zone of the Wealden Heaths I SPA and is likely to result in a significant increase in the number of people permanently residing on the site. However, Natural England have stated that, given that it is not within close proximity to the SPA, it would not have a likely significant effect on its integrity in accordance with Policy D5 of the Local Plan 2002. An appropriate assessment is not therefore required.

10.13 Impact upon the Ancient Woodland, Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

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

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

The outline application was accompanied by the details Ecological Assessment, including a number of surveys for different protected species. A condition of the outline consent requires that the necessary protection and mitigation measures outlined in that report are met, and this requirement would stay with the development should outline consent be granted. The adjacent ancient woodland would not be harmed as a result of the proposal. The indicative LEAP location within the blue line land (formally proposed through concurrent application WA/2019/0316) would be sited approximately 30m from the adjoining ancient woodland. This would allow the continued maintenance of a buffer zone of at least 15m between development and ancient woodland, in accordance with Natural England and Surrey Wildlife Trust requirements. The proposal would not, therefore, have a significant adverse impact on biodiversity.

10.14 Parish/Town Council and or Third Party Representations

The matters raised in representations are each listed below with an officer comment following in brackets –

- The height of the flats should be looked at and revised – they go up to 13m and are close to the road (Officer comment – This matter is discussed as a material planning consideration above.)
- Loss of light and privacy and outlook to properties on Scizdons Climb (Officer comment – This matter is discussed as a material planning consideration above.)
- Structural damage to properties on Scizdons Climb (Officer comment – This is not a material planning consideration. The developer has obligations under the Party Wall Act to coordinate

work near boundaries with neighbours and prevent harm to other peoples' property.)

- Increased on street parking leading to disruption (Officer comment – This matter is discussed as a material planning consideration above.)
- Traffic congestion (Officer comment – This matter is discussed as a material planning consideration above.)
- Not respectful to existing street scene (Officer comment – This matter is discussed as a material planning consideration above.)
- Buildings constructed too close to the kerb (Officer comment – This matter is discussed as a material planning consideration above.)
- Surface water issues may result (Officer comment – This matter is discussed as a material planning consideration above.)
- There is a large quantity of unsold new housing stock in the area (Officer comment – This is not a material planning consideration. There is an identified need for significant amounts of new housing in Godalming and this site is allocated for the provision of around 100 dwellings.)
- Lack of school and GP places for future residents (Officer comment – The development would make a contribution towards the provision of education infrastructure in the surrounding area. GP funding is covered by CIL and new contributions can no longer be sought for it.)
- There are misleading statements in the Design and Access Statement (Officer comment – The applicant is entitled to present their case for the development within the Design and Access statement and it is acknowledged that some of the statements made may be subjective.)
- No notification letters were sent to 2 Scizdons Climb and 8 South Hill (Officer comment – following the introduction of the General Data Protection Regulations (GDPR) the Council is nly able to notify the immediate neighbours of a development regarding planning applications. All notifications of the development have been carried out appropriately.)
- Block A would look like a fortress and be aesthetically disappointing (Officer comment – This matter is discussed as a material planning consideration above.)
- No clarification is put into place as to how it would be ensured that the LEAP and lake would remain publically accessible. (Officer comment – This matter is discussed as a material planning consideration above.)

- The affordable housing provided may be too expensive to actually be affordable (Officer comment – This matter is discussed as a material planning consideration above.)
- During building works, contractors should park on the site rather than on the road (Officer comment – Should consent be granted, controls would be put in place to reduce the impacts of construction on the highway.)

Legal agreement

It is noted that a legal agreement (in the form of a Deed of Variation to the original s.106) is required to secure:

- That occupation beyond a certain proportion of the development (to be agreed) shall not take place until the LEAP proposal under the section 73 application, and the LEAP application itself, have been approved and subsequently provided.
- Updates to the affordable housing schedule in accordance with the details discussed elsewhere in the report.

Conclusion

The proposed development of this site which is allocated for around 100 dwellings would make a significant contribution towards meeting the Council's housing targets. The planning balance assessment concludes that the proposal is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

Recommendation A

That subject to the prior completion of a legal agreement to secure changes to the outline consent and affordable housing previously approved, permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are 2624-A-1001 B; A-1005 R; C-1005 R; C-1010 G; A-1700 J; A-1701 J; A-1702 J; A-1703 F; C-3000 G; C-3001 G; C-3005 E; C-3006 E; C-3015 D; C-3020 E; C-3021 E; C-3025 F; C-3030 F; C-3035 A; A-3100 F; A-3101 F; C-3102 E; A-3103 E; A-3110 G; A-3111 F; A-3112 F; C-3113 F; C-3114 F; A-3120 E; A-3121 E; C-3122 E; A-3130 E; C-3131 D; A-3200 B. 2787-LA-01-P6; 02-P6; 03-P6; 04-P6; 05-P8; 01-P6; 02-P6; 03-P6; 04-P6.

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.

3. 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)

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 in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Such matters shall thereafter be retained and maintained in the form specified for the lifetime of the development.

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.

5. Condition

The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade of 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 2018 (Part 1).

6. Condition

No occupation of any dwelling shall take place until a post installation inspection has been carried out by a Competent Person for Health and Safety and the findings of the inspection have been submitted to the Local Planning Authority. The LEAP shall not be used until such time that approval has been given by the Competent Person.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

7. Condition

No occupation of any dwelling shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority providing details of future inspections to be carried out by a Competent Person for Health and Safety and arrangements for future maintenance of the equipment provided. The LEAP shall be inspected and maintained in strict accordance with the approved scheme.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

8. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 Class A and Class B (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any of the dwelling

houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason

To prevent adverse future impact upon the visual amenity and the amenity of adjoining occupiers in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

9. Condition

The floorspace approved for community use (use class D1) shall only be used between the hours of 7am and 7pm each day.

Reason

To prevent adverse impact through noise pollution and traffic and parking generation at unreasonable hours in accordance with Policies EP1 and ST1 of the Local Plan (Part 1) 2018.

10. No occupation of any dwelling 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.

Informatives

1. 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.
2. 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.
3. 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.

4. "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.

Recommendation B

That should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.