

A1 WA/2019/0370

Application under section 73 to remove condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere)

Committee: Joint Planning Committee
Meeting date: 11/03/2020
Applicant: Crest Nicholson Operations Limited
Ward: Godalming Central and Ockford
Case Officer: Kate Edwards

RECOMMENDATION

That, subject to the prior completion of a legal agreement (to secure carryover of the obligations from the original consent and update the obligation to maintain the LEAP), conditions and informative, permission be GRANTED

1. Summary

The application has been brought before the Joint Planning Committee as it is outside of the scheme of officer delegation.

The planning balance assessment concludes that the development is in accordance with the development plan and recommends that planning permission be granted.

2. Location Plan



4. Site description

- The application site is located to the south of Catteshall Lane and is indicated by the red line shown on the above site plan.
- It slopes up significantly from the north to the south.
- The site has recently been cleared of all buildings pending redevelopment (other than the ambulance station which is still in use).

5. Proposal

The application seeks to remove condition 22 of WA/2018/1336 to allow the Locally Equipped Area of Play (LEAP) associated with the development to be provided elsewhere.

The application is procedural. It does not propose to remove the LEAP altogether, and instead seeks an amendment to the detailed wording of the relevant condition to allow the provision to be off site rather than on site.

A Deed of Variation to the original legal agreement is required in association with this application to ensure, should consent be granted, that the original obligations are attached to the consent. The provision to secure the maintenance of the LEAP also need to be updated to reflect an off-site location.

6. Relevant Planning History

There is a significant amount of planning history in relation to the wider Woodside Park site (i.e. the red line and blue line land), the most relevant of which is:

WA/2019/0370	Concurrent application for a Locally Equipped Area of Play including associated hard and soft landscaping	For concurrent determination at Joint Planning Committee on 11/03/2020.
WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the blue line land 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	Permission refused 02/10/2019

	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)	
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	Change of use of land ancillary to existing commercial park to open space.	Full permission 26 May 2017
WA/2016/1418	Outline application for the blue line land 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

7. Planning Policy Constraints

Designated site for housing

Green Belt

Ancient Woodland 500m buffer

Godalming Hillside

Area of Great Landscape Value (AGLV)

Wealden Heaths I SPA 5km zone

Godalming and Farncombe Neighbourhood Plan Area

8. Development Plan Policies and Guidance

The relevant Development Plan policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1 – Presumption in Favour of Sustainable Development, TD1 – Townscape and Design, NE1 – Biodiversity and Geological Conservation

- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 – Environmental Implications of Development, D4 – Design and Layout
- Godalming and Farncombe Neighbourhood Plan 2019 – GOD16 – outdoor sport and play, GOD5 – design

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)

9. Consultations and Town Council Comments

Town/Parish Council	No comments received.
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10. Representations

7 letters of objection have been received. The reasons for objection are:

- the removal of the LEAP would remove a benefit for the local community
- the housing site is too dense
- no justifiable reason to remove the LEAP

11. Planning Considerations

11.1 The planning history and background

The application proposes a variation to the original outline consent for the site and is procedural only. The sole material consideration is whether the principle of providing the LEAP off site rather than on site is acceptable.

This application is not for approval of Reserved Matters, and does not seek to address the refusal reasons of the reserved Matters application refused in 2019. A revised reserved matters application has been received by the Council, but it is currently invalid, pending the determination of this application. This will be subject to a separate determination process.

An offsite location has been identified for the LEAP and is scheduled for concurrent determination by committee on 11th March 2020. It is, however, noted that the merits

of that application are not material to the determination of this section 73 application. This application seeks provision “off-site” rather than specifically in the location detailed in the concurrent application.

The principle of development was established by the granting of planning permission WA/2016/1418 and subsequently previous section 73 application WA/2018/1336. Whilst the applicant is applying for a variation of Condition 22 of permission WA/2018/1336, under Section 73 of the Town and Country Planning Act 1990 (as amended), the proposal is, in effect, a fresh application for the entire development, albeit with a variation to that original condition.

In considering the current application officers have been mindful of any material changes in planning circumstances since the granting of that original permission, including the adoption of the revised National Planning Policy Framework in 2019, the adoption of Local Plan Part 1 in 2018 and the adoption of the Godalming and Farncombe Neighbourhood Plan in 2019. Officers also note that there has been a material change in site circumstances since that application, given that the majority of buildings have now been demolished.

However, it is a highly material planning consideration that there is an existing permission which could be implemented on site. Members are advised that it would be inappropriate and unreasonable to revisit the principle of the entire development. Section 73 of the Town and Country Planning Act 1990 (as amended) only allows consideration of the conditions which should be attached to a consent, rather than whether consent is granted.

Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under WA/2016/1418 and WA/2018/1336 with regards to the following issues would not be affected by the variation of this condition, and the original assessments and conclusions on these issues remain:

- Impact on Green Belt
- Impact on visual amenity and AGLV
- Impact on residential amenity
- Impact on Trees
- Loss of Suitably Located Industrial and Commercial Land
- Housing Land Supply
- Housing Mix and Density
- Affordable Housing and Viability
- Impact on Godalming Hillsides
- Highways considerations
- Biodiversity
- Land Contamination

- Archaeological considerations
- Flooding and Drainage
- Infrastructure contributions
- Crime and Disorder
- Environmental Impact Regulations 2017

11.2 The acceptability of the proposal to provide the LEAP off site in principle

Policy GOD16 relates to the provision of play facilities for children and young people but refers specifically to these provisions in wards which are considered to notably deficient at present, which are Ockford Ridge, Farncombe and Charterhouse. As the proposal is not in any of these wards it cannot be directly applied to development on the Woodside Park site.

However, Policy Policy ICS1 of the Local Plan (Part 1) 2018 states that “Infrastructure necessary to support new development must be provided either on or off site as a requirement of planning conditions or by the payment of financial contributions...”. Policy LRC1 states that “Proposals for new residential development will be expected to make provision for playspace having regard to the Fields in trust standards as set out in Table 1.” Table 1 identifies that residential development of more than 10 but less than 201 dwellings should provide a Local Equipped Area of Play with a 20m buffer zone from habitable rooms and a 400m walking guideline from dwellings. The table does not specify that the provision must be on site.

The Fields in Trust document “Guidance for outdoor sport and play – Beyond the six acre standard” indicates that the walking guidelines are in place to ensure the provision of facilities in accessible locations, with 400m identified as akin to a 5 minute walk.

The Woodside Park housing site (i.e. the red line land) is 162m north to south by 129m east to west. On the basis, if the LEAP were to be provided off site it could still be considered accessible and in accordance with the guidance. For background information, the concurrent LEAP proposal to the south would be a maximum of 162m from dwellings at the lowest part of the site on Cattershall Lane. The provision of the LEAP in an off-site location would allow the provision of suitable buffer zones around the development, to protect the privacy of future occupiers and prevent nuisance noise pollution. This was not the case with the previous outline scheme where an indicative location for the LEAP was identified on site. As an allocated housing site in a central urban location there is a need to ensure efficient use of land and the provision of the LEAP and large buffers to it off site is appropriate.

On this basis, the principle of providing the LEAP off site is considered acceptable.

12. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, it is recommended that planning permission is granted.

Recommendation

That permission be GRANTED subject to the prior completion of a legal agreement and the following conditions and informatives:

1. Condition

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

1. layout;
2. scale;
3. landscaping; and
4. appearance.

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

Reason

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

2. Condition

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

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

3. Condition

The plan numbers to which this permission relates are: P/26 (Ambulance Block), 2624-A-1001-B (Location Plan), 2624-A-1401-D (Existing Block Plan) and 2624-A-1402-D (Proposed Site Plan) in so far as it relates to site access points. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

4. Condition

The development hereby approved shall not be first occupied unless and until the existing access from the site to Catteshall Lane made redundant as a result of the development has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

5. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purpose.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

6. Condition

The construction activities and logistics shall take place entirely in accordance with the details previously approved pursuant to the discharge of condition 6 of consent WA/2018/1336 – namely the Construction Transport and Environmental Management Plan by SK Transport Planning Reference SK217106_CMP 04 dated 21 June 2019.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

7. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with the Construction Transport and Environmental Management Plan by SK Transport Planning dated March 2019 (submitted

pursuant to discharge of condition 7 of WA/2018/1336) to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

8. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for:

- (i) The secure parking of bicycles within the development site.
- (ii) Providing safe routes for pedestrians / cyclists to travel within the development site.
- (iii) Electric Vehicle Charging Points in accordance with Surrey County Council's Car Parking Guidance.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

9. Condition

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling and staff/visitors associated with B1 and D1 uses.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

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. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and includes a design that either discharges to pond / watercourse or goes to sewer with reasons showing that discharge to watercourse is not feasible.
- b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
- c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change storm events), during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided
- d) Details how of how the orifice plate / discharge mechanism offsite will be protected from blockage
- e) Details of management and Maintenance regimes and responsibilities for all drainage elements
- f) Details of how exceedance events will be managed.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site, and to accord with Policy CC4 of the Local Plan 2018 (Part 1) and retained Policy D1 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the matter.

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 to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason

To ensure the Sustainable Drainage System is designed to the technical standards and to accord with Policy CC4 of the Local Plan 2018 (Part 1) and retained Policy D1 of the Local Plan 2002.

12. Condition

Prior to commencement of development, other than that required to be carried out as part of an approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a verification report demonstrating the effectiveness of the approved remediation works which have previously been completed in accordance with the remediation works details previously approved pursuant to the discharge of condition 12 of consent WA/2018/1336, which are the Cattershall Lane Remediation Strategy and Verification Plan by Hydrock (dated 12 July 2019); Updated Desk Study and Ground Investigation by Hydrock (dated November 2018) and the Post Demolition Investigation by Hydrock (dated 20th June 2019).

Reason

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

13. Condition

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 1, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 12 (a) of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 12 (b).
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 12 (c)

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with retained Policy D1 of the Local Plan 2002.

14. Condition

If the residential properties are to be completed and occupied prior to the development being finished as a whole, a scheme to protect those occupants from noise and vibration shall be submitted to and approved in writing by the Local Planning Authority

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

15. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, installed within the commercial buildings which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall

not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

16. Condition

No machinery or plant shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 08:00 - 18:00 Monday - Friday, 08:00 - 13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

17. Condition

All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

18. Condition

The construction processes and external lighting of the site shall only take place entirely in accordance with the details approved pursuant to the discharge of condition 18 on consent WA/2018/1336, namely –

- The Kirium Pro range lighting brochure prepared by DW Windsor dated February 2017;
- The Outdoor Lighting Report prepared by DW Windsor dated 6 March 2019;
- The Construction Transport and Environmental Management Plan dated 21 June 2019 Rev 4 SK217106_CMP
- The Construction Transport and Environmental Management Plan dated 20 August 2019 Rev 5 SK217106_CMP.

The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation. No floodlights or other forms of external lighting shall be installed at the premises without the prior permission in writing of the local planning authority.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it involves the construction process.

19. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with "The Written Scheme of Investigation for Historic Building Recording and Health and Safety Risk Assessment Method Statement" by CgMs Heritage dated December 2018 and the "Building Historic Record" by CgMs Heritage dated February 2019 (details submitted pursuant to discharge of condition of consent WA/2018/1336).

Reason

In the interests of preserving the archaeology of the site in accordance with Policy HA1 of the Local Plan 2018 (Part 1) and retained Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

20. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development 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.

21. Condition

The development shall be undertaken in full accordance with Section 4 'Recommendations and Mitigation' of the Ecological Constraints and Opportunities Assessment carried out by enims dated June 2014 (submitted under WA/2016/1418).

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

22. Condition

The development hereby approved shall not be first occupied unless and until a detailed scheme for the specification, delivery and management of an off-

site Locally Equipped Area of Play (LEAP) has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the LEAP has been provided in accordance with the specified details. The development shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of residential amenity and to provide for appropriate play space in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

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.
3. 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. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
6. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.

7. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.
9. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
10. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
11. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
13. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>

14. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
15. 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.
16. It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08000093921.
17. Thames water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expects the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9843.
18. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
19. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
20. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or

construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.

21. An application may be required under the building regulations to cover issues such as drainage, ventilation to kitchens and bathrooms, provision for means of escape in case of fire and sound insulation between lettings.
22. 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.

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No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.