

WA/2020/1651 - Details pursuant to outline permission granted under WA/2016/2207 (phase 2) for 118 dwellings together with associated car parking, landscaping and open space pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40 and 41. A statement of conformity to the original Environmental Statement has been provided with this application. Application site at Land At West Cranleigh Nurseries And North Of Knowle Park, Between Knowle Lane And Alfold Road, Cranleigh

Applicant: A2 Dominion Developments Limited

Committee Meeting Date: Eastern Planning Committee 27/01/2021

Ward: Cranleigh West

Case Officer: Patrick Arthurs

Expiry Date: 17/02/2021

Neighbour Notification Expiry Date: 27/11/2020

RECOMMENDATION That, subject to conditions, permission be GRANTED

1. Summary

This application is brought before the Eastern Committee as it is a major application for a scheme of 118 dwellings, it therefore falls outside of the scheme of delegation.

Permission is sought for the approval of all reserved matters relating to site C (Phase 2) of the outline consent WA/2016/2207, decision dated 10th August 2017. The outline permission, with only access approved in detail, was for up to 265 dwellings and the formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures, subject to the provisions of a Section 106 Agreement that secures provision of affordable housing, financial contributions to the Arts Centre, Education, Cranleigh Leisure Centre and recycling, highways improvements, the management Company for the management of managed land and SuDS and provision of a Linear Park.

This application is a reserved matters application in respect of a single phase (Phase 2) being for 118 dwellings together with associated car parking, landscaping and open space pursuant to conditions for the development of land known as West Cranleigh Nurseries and North of Knowle Park.

The principle of development was considered in August 2017 and so policies relevant to this application relate only to the matters reserved at outline stage

including the appearance, landscaping, layout and scale. The applicant also seeks to address issues of phasing relevant to the wider site (Condition 4); vehicle parking and turning (Condition 5); cycle parking, pedestrian and cycle routes through the site and electric charging points (Conditions 7 and 41); the design of the SuDS strategy (Condition 10); the design of the surface water drainage scheme (Condition 11); details of how the SuDS will cater for system failure/exceedance events (Condition 13); the proposed foul water drainage scheme (Condition 14); the programme of archaeological work in accordance with a written scheme of investigation (Condition 22); details of how the internal noise levels will accord with approved guideline values (Condition 26), and details of existing and proposed ground levels (Condition 40).

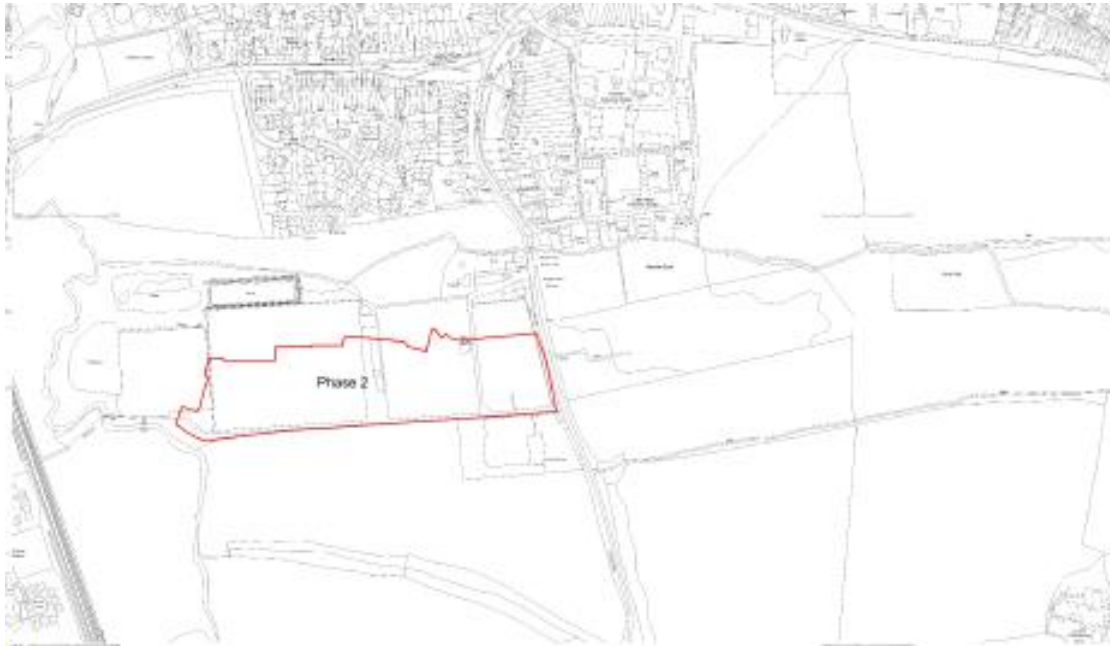
If the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission, including the Section 106 agreement to that permission. Planning conditions imposed on the outline planning permission will remain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

The reserved matters have been approved for 73 dwellings on Phase 1 (to the east of Alfold Road - WA/2018/2263) now nearing completion, and for Knowle Park (WA/2019/1168 refers). The Phase 1 application included an illustrative phasing plan that showed the land to the west of Alfold Road divided into two phases, with Phase 2 providing for 118 units and Phase 3 providing for circa 80.

The reserved matters application for Phase 3 to the approved development has been submitted (reference WA/2020/1652) and will be considered alongside this application for Phase 2.

Having given consideration to the development plan as a whole it is considered that the proposed development would be acceptable subject to the inclusion of conditions.

2. Location Plan



3. Site Description

The wider site is known as land at West Cranleigh Nurseries and North of Knowle Park and extends to some 37.70 hectares located to the east of Alfold Road. This area is identified in the Planning Statement as comprising areas A, B and C. Area A is to be developed as Country Park. Areas B and C are to be developed for housing (265 dwellings). The site under consideration is Phase 2, in Area C, extending to approximately 4.49 hectares in area.

The country park, site Area A, measures 22.8 hectares and is located south of the built up area of Cranleigh. The accompanying S106 Agreement requires the park to be functioning by the time the 200th dwelling is occupied.

Area B forms the central part of the whole site, to the east of Alfold Road, measures approximately 3.67 hectares, is Phase 1 of the residential development and benefits from reserved matters approval for 73 dwellings, nearing completion. Area C forms the western part of the whole site and historically consisted of extensive greenhouses and associated buildings that made up West Cranleigh Nurseries, with open land to the west and lakes for drainage beyond. Area C measures 11.23 hectares. It is the southern part of Area C that makes up Phase 2 and is to be developed to provide for 118 dwellings. Phase 3 is the residual area to the west of Alfold Road / north of

Phase 2. Phase 3 will deliver 74 dwellings. Together areas A, B and C are to be developed to provide for 265 dwellings.

To the east, on the opposite side of Alfold Road is the development know as Little Meadow which is being developed to provide 75 dwellings pursuant to planning permission WA/2015/0478. The land to the south comprises Europa House, a commercial premise occupied by Whitesales who manufacture and distribute flat roofing products and open countryside.

4. Proposal

The application for all remaining reserved matters for Site C (Phase 2) pursuant to Conditions 1 and 3.

The applicants submission also seeks to address the interrelated issues of phasing (pursuant to Condition 4); vehicle parking and turning (pursuant to Condition 5); cycle parking, pedestrian and cycle routes through the site, and electric charging points (pursuant to Conditions 7 and 41); the requirements for a Travel Plan (pursuant to Condition 8), the design of the SuDS strategy (pursuant to Condition 10); the design of a surface water drainage scheme (pursuant to Condition 11); details of how the SUDs System will cater for system failure or exceedance events (pursuant to Condition 13); details of the proposed foul water drainage scheme (pursuant to Condition 14); details of how the development complies with Condition 15; how the internal noise levels will accord with the guideline values specified in BS8233:2014 (pursuant to Condition 26); and the existing and proposed ground levels (pursuant to Conditions 16 and 40).

For reference Condition 1 stated: -

'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.'

The layout, scale/form, landscape and design of the proposed development will be assessed against the parameters established by the outline consent and referenced in Condition 3, this will be in the Planning Considerations section below.

The proposed housing mix for Phase 2 is set out below. How this complies with the Outline permission will be assessed in the Planning Considerations section below.

	Market Housing	Affordable Housing	Total
1Bed Flat	0	24 (47.05%)	24 (20.34%)
2 Bed Flat	0	9 (17.65%)	9 (7.63%)
2 Bed House	16 (23.88%)	4 (7.85%)	20 (16.94%)
3 Bed House	36 (53.73%)	14 (27.45%)	50 (42.37%)
4 Bed House	11 (16.42%)	0	11 (9.32%)
5 Bed House	4 (5.97%)	0	4 (3.39%)
0	67 (57%)	51 (43%)	118



Site C – Phase 2 and 3 masterplan

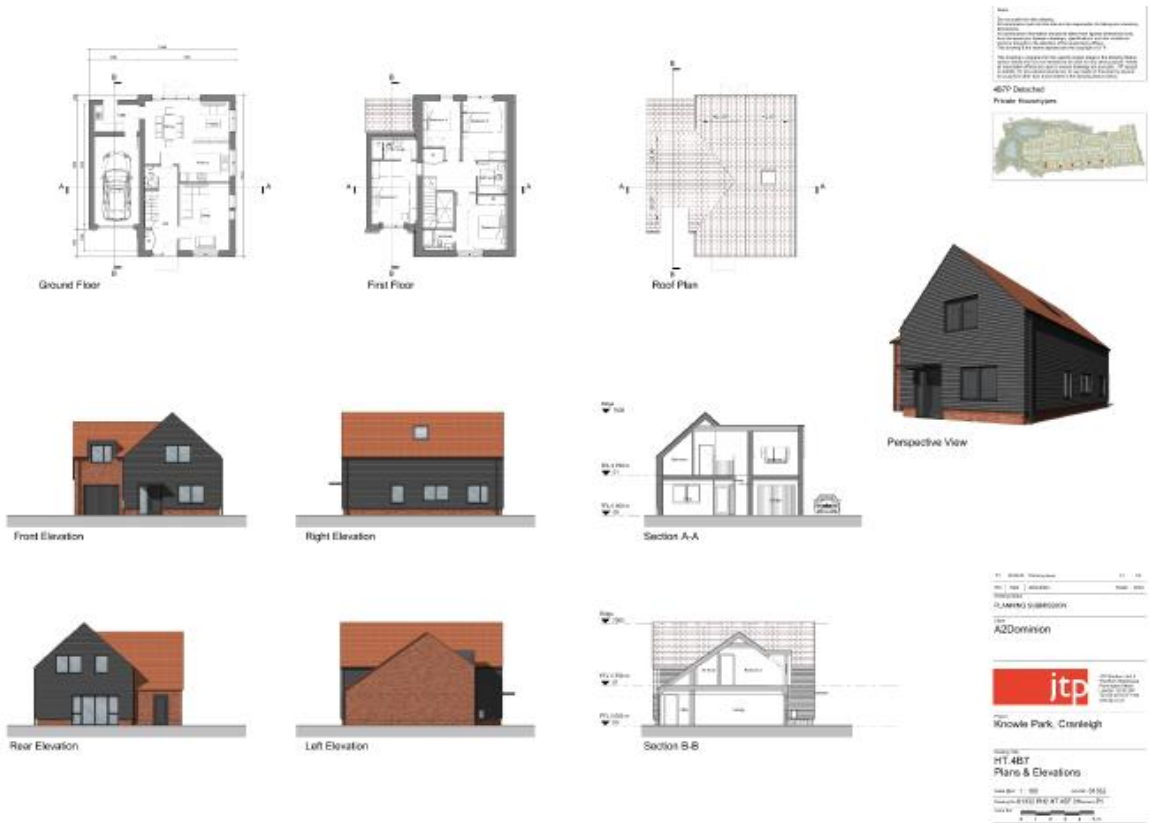
A selection of the apartment and housing types is provided below.



Apartment Block 01 Elevations



Apartment Block 02 Elevations



2019/01/23 10:00:00 AM



Ground Floor Plan
1:100

First Floor Plan
1:100

Roof Plan
1:100

Notes

1. All work shall be in accordance with the current Building Regulations and the current Building Control requirements.
2. The client is responsible for providing all necessary planning and building control approvals.
3. The client is responsible for providing all necessary planning and building control approvals.
4. The client is responsible for providing all necessary planning and building control approvals.

SDP Corner
Knowle Heathgate



Front Elevation Option A
1:100



Left Elevation Option A
1:100



Section A-A
1:100



Perspective View Option A



Rear Elevation Option A
1:100



Right Elevation Option A
1:100



Section B-B
1:100

Notes

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SDP Link-Attached
Knowle Heathgate

itp
Knowle Park, Cranleigh

HT 382 Option A
Plans & Elevations

Issue No: 1-001
Revision: 01/2019
Date: 01/2019



Ground Floor Plan
1:100

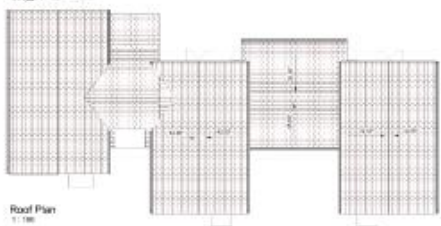


First Floor Plan
1:100

Notes

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SDP Link-Attached
Knowle Heathgate



Roof Plan
1:100



Section AA
1:100



Right Elevation
1:100



Left Elevation
1:100



Perspective View

Notes

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4. The client is responsible for providing all necessary planning and building control approvals.

SDP Link-Attached
Knowle Heathgate

itp
Knowle Park, Cranleigh

HT 383 & HT 482
Plans & Elevations

Issue No: 1-001
Revision: 01/2019
Date: 01/2019

5. Relevant Planning History

WA/2019/1168	Application for all remaining reserved matters for site A pursuant to the outline planning permission WA/2016/2207, comprising details of the design, construction and management of a 22.80 hectare country park including the provision of associated car parking, cycle parking, public toilets and play equipment. This application affects a public footpath.	Full permission 02/12/2019
WA/2018/2263	Details pursuant to WA/2016/2207 for 67 dwellings with associated car parking and landscaping pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40, 41	Full permission 25/04/2019
WA/2018/0682	Details pursuant to WA/2016/2207 for 67 dwellings with associated car parking and landscaping pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40, 41	Full permission 30/11/2018
WA/2016/2207	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (as amended by additional information received 20.02.2017, and e-mail dated 02.03.2017 containing changes to affordable housing offer)	Approved 11/08/2017
SO/2014/0017	Request for Screening Opinion for erection of approximately 265 dwellings and public open parkland.	EIA Required 01/09/2014

6. Planning Policy Constraints

Countryside Beyond the Green Belt
 Public Footpath 393 and Long Distance Footpath LT11
 Ancient Woodland 500m Buffer Zone
 Flood Zone 2 and 3
 Within 20metres of River Bank
 Within 8 metres of River Bank
 TPO 01/17 and 05/19

Southern Gas Networks
Section 106 - 12257 and 12101
Potentially contaminated land

7. 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
ST1 Sustainable Transport
ICS1 Infrastructure and Community Facilities
LRC1 Leisure, Recreation and Cultural Facilities
RE1 Countryside beyond the Green Belt
RE3 Landscape Character
NE1 Biodiversity and Geological Conservation
CC1 Climate Change
CC2 Sustainable Construction and Design
CC4 Flood Risk Management
SS5 Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh

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 RD9 Agricultural land

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

Other guidance:

National Planning Policy Framework (2019)
National Planning Practice Guidance (2014)
Open Space, Sport and Recreation (PPG17) Study 2012
Statement of Community Involvement (2019 Revision)
Strategic Flood Risk Assessment (2015/2016)
Cycling Plan SPD (April 2005)
Councils Parking Guidelines (2013)
Vehicular and Cycle Parking Guidance (Surrey County Council 2018)

Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
 Councils Economic Strategy 2015-2020
 Cranleigh Design Statement (2008)

8. Consultations and Town/Parish Council Comments

Consultee	Response
Canal and riverside trust	3.11.20 - No comments or requirement to consult
Council's Environmental Health Officer – Refuse and Recycling	4.11.20 - No technical comments. Information on bin size for informative Schedule of bin process provided – to be included in s106.
Council's Environmental Health Officer – Contaminated Land	12.11.20 - Comments on contaminated land and ground conditions – relate to conditions discharge – further testing sites requested
Forestry Commission	17.11.20 - Guidance provided on ancient woodland.
Surrey Hills AONB Planning Advisor	17.11.20 – Sufficiently far away not to impact on AONB
Natural England	19.11.20 – No technical comment
Environment Agency	24.11.20 - No Objection raised, References drawing SK22 P3 confirms finished floor levels no lower than 46.25m AOD
SCC Archaeology	3.11.20 – Satisfied that Allen Archaeology study confirms no findings of note
County Highway Authority	No objection subject to conditions
Surrey Wildlife Trust	No objection subject to conditions
Parish Council	No Objection – Members would like to see tree comments.

9. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community involvement, August 2019” site notices were displayed around the site 01/09/2020 and placed on the weekly application notification list on 31/08/2020.

No letters of representation have been received.

10. Planning Considerations

10.1 Principle of development

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

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

10.2 Housing Mix and Affordable Housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

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

	Market Housing	Affordable Housing	Total
1Bed Flat	0	24 (47.05%)	24 (20.34%)
2 Bed Flat	0	9 (17.65%)	9 (7.63%)
2 Bed House	16 (23.88%)	4 (7.85%)	20 (16.94%)
3 Bed House	36 (53.73%)	14 (27.45%)	50 (42.37%)
4 Bed House	11 (16.42%)	0	11 (9.32%)
5 Bed House	4 (5.97%)	0	4 (3.39%)
0	67 (57%)	51 (43%)	118

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

	Market Housing	Affordable Housing	Total
1Bed Flat	0	38 (41%)	38 (14.3%)
2 Bed	27 (16%)	29 (31%)	56 (21.1%)
3 Bed	81 (47%)	24 (26%)	105 (39.6%)
4 Bed	52 (30%)	2 (%)	54 (20.3%)
5 Bed	12 (7%)	0	12 (4.5%)
0	172 (57%)	93 (43%)	265 (100%)

At the outline stage the provision of a 35% share of affordable housing was secured as part of a Section 106 Agreement as identified in Schedule 2, Part 1 of the Agreement dated 8th August 2017. The identified provision in Phase 1 falls short of this delivery at 16 units (22%). The Legal Agreement was updated to allow for the later phasing of the affordable units.

The proposed development provides for 51 affordable dwellings within this phase – originally, 41 were forecast to meet the 35% share. This reflects the fact that Phase 2 looks to address the shortfall of 10 units of affordable provision that occurred within Phase 1. Overall Phases 1, 2 and 3 will provide for 93 affordable dwellings (35%) across the development as a whole.

The 51 affordable units within this phase comprise:

24 x 1 bed flats – all for affordable rent

9 x 2 bed flats – all intermediate housing for shared ownership

4 x 2 bed houses – all for affordable rent

14 x 3 bed houses – 6 for affordable rent and 8 intermediate housing for shared ownership.

The tenure split in this phase is 66.67% affordable rented and 33.33% intermediate housing for shared ownership. Across the development as a whole it is, as per the S106 agreement, 60% affordable rent and 40% intermediate housing for shared ownership.

The Waverley Housing Team requested that the affordable rented blocks originally identified as Block A and B be separated. The updated scheme layout submitted on 7 January 2020 now has Block B as shared ownership and Block C as social rented and an improved spread of the affordable across the Phase2 area. This mix was agreed as acceptable by the Housing Team.

Officers are satisfied that the overall housing mix, as set out in the outline stage and updated as part of the Phase 1 application could be sufficiently provided as part of the overall Phase 2 scheme.

10.3 Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

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

- Sites for new development should have regard to the traditional character of the Cranleigh area. Development in the various residential areas should have regard to the design and character of those particular estates.
- Future developments should have regard to the character of the Village, especially those in historically sensitive areas, by relating to the form and scale of existing buildings and using material of local provenance, such as clay tiles and bricks and local stone.

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

10.3.1 Layout

The committee report of March 2017 explains that application WA/2016/2207 provided for:-

- 265 dwellings on areas B and C;
- A mix of 1, 2 and 2 1/2 storey properties;
- A site density that would vary across the application site;
- Access to the residential parts of the site, Areas B and C from Alfold Road;
- A pedestrian/cycle route (Public Footpath No.393) that would extend from the eastern part of the wider application site adjoining Knowle Lane to the far western boundary of the site (Phase 3), adjoining existing tracks which lead into Cranleigh Village;
- Open space including children's play areas, sustainable urban drainage systems and green links.

The masterplan layout for Phase 2 and 3 of the proposed development has as its building blocks an internal circular vehicle distribution route that is accessed off Alfold Road at the approved access point. Secondary access is provided to individual areas and an outer pedestrian route within the landscape zone that is connected to north-south pedestrian routes. This provides a legible and clear structure to the development with a mix and variety of housing types and visible public areas to help create a clear sense of place and arrival points within the development. The retained water bodies to the rear of the site within Phase 3 are to be enhanced as a landscape feature.

The proposal would create a residential development with defined street frontages, all buildings face onto the road network within the site, which provide a clear street pattern and encourages natural surveillance. All of the house types would be provided with private gardens of an acceptable size that provide useable amenity space to meet the evolving needs of future occupants. Communal areas would be provided for the flatted units.

Affordable units would be provided at various locations within the Phase 2 site. The proposed shared ownership units would be located to the south in Block B and in various semi-detached and detached units across the site area. Following discussions with Waverley's Housing Team the affordable rent units would be located to the south of the site entrance fronting onto Alfold Road.

The layout includes areas of open space, with a linear amenity area on the southern boundary and three areas of play located between land parcel 1, 2, 3 and 4 that provide north south pedestrian links. These areas would be appropriately positioned near to dwellings which would afford a good degree of overlooking and natural surveillance.

The soft landscaping and boundary buffers would help interface with the public amenity areas and would be a strong and positive feature within the development. The naturalistic landscape is envisaged with semi-mature planting and use of native species to promote the bio-diversity net gain across the site.

Information has been submitted as part of the current application in relation to Condition 40 (levels) of the outline permission WA/2016/2207. This has included a plan (14975 SK22 P3) showing existing ground levels and a plan showing proposed ground and finished floor levels of the proposed dwellings within Phase 2. Dwellings are set above adjacent road / courtyard areas to ensure surface water runoff is drained away from the buildings and discharged off site via the road network as identified on the Exceedance Flow Routes Plan. The information has been reviewed by Officers and it is considered satisfactory in relation to the condition.

In relation to Condition 4 (phasing) of the outline permission the Phase 1 Reserved matters application approved the Phasing Plan (01332.MP1.C4 RESUB_P2) showing the order of build within each phase, along with a plan showing the phasing of the residential development proposed to take place on the western side of Alfold Road. The information confirmed that residential development within the western section of the site would come forward in two stages (Phase 2 and Phase 3). These Phases are now the subject of separate reserved matters applications and the applicant has confirmed the

intent to continue the build programme as set out in the approved Phasing Plan with Phase 2 to be built first.

10.3.2 Scale

118 dwellings are proposed under the Phase 2 of the development, of these 85 are houses and 33 flats. The houses would be two-storey in nature, although heights of individual units would vary with the variety of roof forms. The three flatted blocks will be 2.5 storey, with the top level included in part within the roof form.

At the outline stage, a parameter plan in connection with the building heights was approved. This identified areas of single storey built form up to a maximum height of 7m, flats at a maximum height of 10.5m, 2-storey built form up to a maximum height of 11m and 2.5-storey built form up to a maximum height of 12.5m above ground level within the site. The current Reserved Matters application proposes some slight variations to this parameter plan, in that there would be no single storey built form proposed, some 2-storey dwellings are proposed in areas previously specifying single storey development, and the height of 2-storey built form has been reduced from a maximum of 11m to approximately 8m. However, officers consider the removal of 2.5-storey houses to be a positive feature and the focus on 2-storey dwellings is considered to be reflective of the character of the surrounding area. The positioning of 2-storey built form in the areas previously specified as single storey would, in officers' opinion, not result in any material visual harm to openness. The positioning of the larger 2.5-storey flatted units will also add variety across this phase of development and in locations that are suited to this.

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

10.3.3 Appearance

A number of dwelling types are proposed, with varied architectural detailing that is in keeping with the design language that was approved in Phase 1. Detailing includes corner windows, external chimneys, bays and fenestration of different sizes. Roof forms also vary across the site, including gable ended elevations and pitched roof forms. The inclusion of such features is considered to add interest and variety to the scheme as a whole.

The proposed appearance and architectural design of the units would be of a modern nature but with contextual references to more traditional elements

such as red brick, clay hanging and dark wood sections within the elevations. Officers are of the opinion that such appearance would be acceptable as the design references more traditional form and materials.

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

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

10.3.4 Landscaping

Access was already agreed as part of the outline application, no trees or vegetation of note exists along the Alfold Road frontage.

The Arboricultural Assessment (AIA) Report has been submitted with the application. This indicates that there is only 1 tree on site (T137), 1 small hedge (H138) and 2 groups near the boundary. The tree is a semi mature ash tree with a poor structural form with major bark wounding in the stem and considerable amount of dead wood, most likely due to ash dieback.

This tree is recommended for removal due to its condition. The hedge is an offsite 6m high conifer hedge on the western boundary of the neighbouring Depot, whilst the group (G139) is a small group of holly and hawthorn, in the north-eastern corner of the Depot. Both the hedge and group will be protected during construction and retained.

The AIA also explains that new trees are to be planted including field maple Norway maple, alder, hornbeam, oak, silver birch, and crab apple, such that there will be a significant net gain in tree numbers and species diversity. The scheme would include areas of hardstanding, which the Applicant has sought to break up visually within the site through the incorporation of areas of soft landscaping and variation to materials. The hard and soft landscape details have been provided in plans submitted with the application, these have been reviewed by the Council's Tree Officer and are considered to be acceptable, no trees of merit or note are identified on or close to the boundary of the site.

The tree officer raised concerns with regards to the proximity of some of the smaller tree planting to the front elevations of dwellings and the proposed use of large specimen tree planting for some of the structural landscaping. Extra heavy standard nursery stock (14-16cm girth) is the maximum recommend on the prevailing soil type due to the drought stress issues during the drier months and difficulties of successful establishment of larger stock. The use of

condition (Condition 11) is recommended to control the form of landscape planting/maintenance and management to ensure the planting is retained as agreed.

Surrey Wildlife Trust (SWT) have reviewed the information contained in the landscape plans and commented on the discharge of Conditions 18, 19 and 29, raising no objection to the proposals. Overall the proposed plans will protect the habitats of merit that have been identified, namely the water bodies and retained trees on the western and northern boundary and help ensure and significant bio-diversity enhancement is achieved across the application site.

10.4 Impact on residential amenity

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

Given that there would be no residential properties directly to the north, south, east and west of the application site currently under consideration, officers are satisfied that there would be no resultant residential amenity harm arising from the proposed development. The closest relationship with the neighbouring site would be the commercial premises to the south of the application site, this has what appears to be windows to an office floor space on the side elevation facing towards the site. The proposed dwellings on this boundary are approximately 22m from this façade and separated by a new linear park.

As the separation distance between built form would be over 20m, officers consider that this would be sufficient so as to not result in any material harm to the amenity and operation of the commercial premises.

10.5 Standard of Accommodation and Provision of Amenity Space

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

The Government Technical Housing standards – nationally described space standards (2015) require 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 an adopted Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

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

House Type	Bed Numbers	Unit Nos	Internal Floorspace (m2)	Technical Space Standard (m2)
1 bed Flat	2 person	24	50	Apartments vary from 50.61 to 62.03. All have dedicated utility and wardrobe storage.
2 bed Flat	3 person	1	61	61.02 – with dedicated storage – required standard met
2 bed flat	4 person	8	70	6 of the Units are just under the prescribed standard at 69.77 and 69.86 the two others are 79. All have generous dedicated utility and wardrobe storage. The units are considered acceptable even though slightly under.
2 bed house	4 person	20	79	The 2 bed houses vary from 86-94.5. All have generous dedicated utility and wardrobe storage. The units meet the required standard.
3 bed house	5 person 6 person	50	93 102	The 3 bed houses vary from 95-108. All have generous dedicated utility and wardrobe storage, some have garages. The units meet the required standard.
4 bed house	6 person 8 person	11	99 117	The 4 bed houses vary from 144-165. All have generous dedicated utility and wardrobe storage, some have garages. The units meet the required standard.
5 bed house	8 person	4	121	The 5 bed houses are 214 sqm. They have generous dedicated utility and wardrobe storage, with double garages. The units meet the required standard.
	Total	118		

As set out within the table, the proposed units would all accord, with the exception of 6 of the two bed flats, with the Nationally Described Space

Standards. The two bedroom flats are just under the suggested space standards, but the generous storage space is in excess of the suggested 2 sqm storage so the living space is considered adequate.

Officers consider that there would be appropriate separation distances between proposed dwellings such to provide light, outlook and privacy to proposed dwellings. The houses would be served by private gardens, the apartments buildings would have dedicated amenity space. The private amenity space is considered adequate to accommodate the needs for future residents.

The proposed development provides children's play opportunities in line with that required by the outline planning permission. This includes four Local Area of Play (LAPs), together with informal children's play space, and landscape buffers. These are located in a position which would benefit from natural surveillance from neighbouring dwellings. They are also positioned close to footpaths and areas of open space within the site. The site enjoys direct access to the new Knowle Park area to the east.

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

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

With regard to the impact on the amenities of future occupants in relation to noise, information has been submitted as part of the current application in connection with Condition 26 of the outline permission. This has included: 'Environmental Noise Survey & Assessment' – prepared by noise.co.uk, dated 2nd October 2020.

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

10.6 Waste, recycling and cycle stores – Layout

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

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

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

10.7 Bin and Cycle Storage

The Technical Note prepared by iTransport, 2 October 2020, explains that cycle parking will be in accordance with SCC cycle parking standards of 1 space per 1 or 2 bed property and 2 spaces per 3 (+) bed property. In order to satisfy this requirement, the technical note explains that the development provides for the following:

- Garages that as minimum will have internal dimension of 3.3m x 6m to allow sufficient space for the storage of cycles;
- Apartment buildings that will have a dedicated cycle stores providing at least 1 cycle space per property; and
- All other properties (35 houses) will to be provided with a cycle storage unit, providing storage capacity for 2 cycles, in the garden of the property.

In addition the Technical Note prepared by iTransport explains that to satisfy the requirements of the S106 Agreement, a total of 6 cycle parking spaces have been provided along the Linear Park near unit 067, refer to Drawing no. D0392-026-Pgase 2.

The proposed bin stores for the apartment buildings are considered to be of an appropriate size and scale to accommodate separate bin storage. The bin and cycle storage are within a dedicated structure and would be of a similar appearance and materials, being flat roofed outbuildings with a brick and clad exterior. It would be reasonable to impose a condition to secure full details of the proposed bicycle storage to ensure these are adequate and provide a high quality finish to the scheme (Condition 7).

10.8 Car Parking and Highway Conditions

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

Development proposals should comply with the appropriate guidance as set out within these documents. The Council's adopted Parking Guidelines (2013) set out the guidelines for new residential development and 245 parking spaces would be required. As identified in the table below.

Unit Type	Standard	No. of Units	Total Spaces
1 bed apt	1	24	24
2 bed apt	2	9	18
2 bed houses	2	20	40
3+ bed houses	2.5	65	163
Total		118	245
Parking Provision			250 (+)

The site layout plan, appendices to the DAS and Sections 3 and 4 of the Technical Note prepared by iTransport explain the vehicle parking and turning arrangements. Swept path analysis for a 11m x 2.65m refuse vehicle of the type used in Cranleigh by WBC. This demonstrates that the layout provides suitable conditions to enable safe and suitable turning and manoeuvring by a refuse vehicle. Likewise, all routes that are required to accommodate an emergency vehicle have been designed in accordance with Building Regulations with a minimum width of 3.7. Where the length of a cul-de-sac private drive is in excess of 20m, a circulatory route has been provided through to the adjacent cul-de-sac utilising a reinforced grass surface. The swept path analysis of an emergency vehicle accessing and circulating the site demonstrates that a fire tender can manoeuvre through the site and reach a distance of no more than 45m from the furthest part of each property.

Car parking spaces are 2.4m x 4.8m where they are perpendicular to the carriageway and 6m long where they are parallel to the carriageway. Garages are 3.3m x 6m, i.e. in excess of the Waverley minimum dimensions, to enable the storage of cycles.

A number of unallocated parking spaces will be located across this development phase. The proposed level of parking is considered to be acceptable.

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

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

The applicant has confirmed that fast charging points (comprising a 7kw Mode 3 with a Type 2 connector) would be provided for all houses and 20% of apartment spaces. The County Highway Authority has been consulted and finds this approach acceptable to discharge condition 7 in part subject to satisfactory details being submitted and approved. A planning condition is suggested on any grant of permission (Condition 8), which would secure additional details for the EVCP in addition to that required by the original condition attached to the outline approval and information submitted with this reserved matters application.

10.9 Flood Risk and Drainage

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

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

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

Information pursuant to Condition 15 has been reviewed by the Environment Agency, they note that the finished floor levels will be no lower than 46.25m

SOD and are satisfied that the details are sufficient to allow for the discharge of this condition with regard to this phase of the development.

The applicant has confirmed that each development Phase has an independent yet interlinked drainage strategy that will permit the phasing of the scheme and ensure appropriate flood measures are in place both during construction and when each Phase is completed.

10.10 Archaeology

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

- Geo-Environmental Report by Enzygo Geoenvironmental Ltd – Feb 2019 and;
- Written Scheme of Investigation – prepared by Allen Archaeology Limited, dated 2019.

The County Archaeologist has reviewed the submitted information and has advised that the documents provide an appropriate assessment and has demonstrated that the Phase 2 development area does not contain any significant archaeological remains, no further investigation is required.

10.11 Environmental Impact Regulations 2017

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

A Statement of Conformity with the Environmental Statement has been submitted with the current reserved matters application. The officer is satisfied that the applicant has addressed all the points that would need to be reviewed in respect of the adequacy of the original Environmental Statement. It is considered that sufficient information to satisfy the requirements of the EIA Regulations 2017 has been provided.

10.12 Conditions on WA/2016/2207

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

Additional conditions are to be attached to the Reserved Matters permission to ensure a satisfactory form of development is achieved.

11. Conclusion

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

The proposed development is considered to be of an appropriate layout, scale, appearance and landscaping details to accommodate 118 dwellings. Further, officers are of the view that there would be sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light and loss of privacy. The level of car parking to be provided on site is considered to be acceptable and would meet the Council's Parking Guidelines. The benefits of the proposal would be the provision of 118 dwellings on site, contributing to the delivery, in part, of 265 dwellings on the wider site; the delivery of affordable housing, and dwellings of a visually acceptable design suitable to the site and surrounding area. There is no identified harm arising from the proposal. Officers therefore consider that, subject to conditions, the Reserved Matters of layout, scale, appearance and landscaping be approved.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are:

PH2.AB1.01 Elevations & sections 1:100 P1

PH2.AB1.02 Floorplans 1:100 P1

PH2.AB2.01 Elevations & sections 1:100 P1

PH2.AB2.02 Floorplans 1:100 P1

PH2.HT.2B1.01 Plans, sections & elevations 1:100 P1

PH2.HT.2B2.01 Plans, sections & elevations 1:100 P1

PH2.HT.2B2.02 Plans, sections & elevations 1:100 P1
PH2.HT.3B1.01 Plans, sections & elevations 1:100 P1 P2

PH2.HT.3B1.02 Plans, sections & elevations 1:100 P1

PH2.HT.3B1.03 Plans, sections & elevations 1:100 P1

PH2.HT.3B2.01 Plans, sections & elevations 1:100 P1

PH2.HT.3B2.02 Plans, sections & elevations 1:100 P1

PH2.HT.3B3.01 Plans, sections & elevations 1:100 P1

PH2.HT.3B5.01 Plans, sections & elevations 1:100 P1

PH2.HT.3B6.01 Plans, sections & elevations 1:100 P1

PH2.HT.3B6.02 Plans, sections & elevations 1:100 P1
PH2.HT.3B7.01 Plans, sections & elevations 1:100 P1 P2
PH2.HT.3B7.02 Plans, sections & elevations 1:100 P1 P3
PH2.HT.4B2.01 Plans, sections & elevations 1:100 P1
PH2.HT.4B3.01 Plans, sections & elevations 1:100 P1
PH2.HT.4B3.02 Plans, sections & elevations 1:100 P1
PH2.HT.4B7.01 Plans, sections & elevations 1:100 P1
PH2.HT.5B1.01 Plans, sections & elevations 1:100 P1
PH2.AC1.01 Ancillary Structures 1:100 P1
PH2.PLOT 060-063 Plans, sections & elevations 1:100 P1
PH2.PLOT 092 Plans, sections & elevations 1:100 P1
PH2.PLOT 105-107 Plans, sections & elevations 1:100 P1
14975 SK22 P3 Plan showing existing and proposed ground levels

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

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

Reason

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

3. Condition

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

Reason

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

commencement condition as the matter goes to the heart of the permission.

4. Condition

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

Reason

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

5. Condition

All first floor windows serving bathrooms and en-suites in the dwellings hereby approved shall be formed of obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason

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

6. Condition

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

Reason

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

7. Condition

No dwelling hereby approved shall be first occupied until full details of the proposed cycle storage, other than those properties where cycle storage is to be within the garage connected with the approved dwelling, has been submitted to and approved in writing by the Local Planning Authority. The bicycle storage facilities shall be constructed in accordance with the approved details and installed prior to the occupation of the proposed dwellings.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2019.

8. Condition

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2019.

9. Condition

Prior to the first use of the 4 LAPs hereby permitted, a post installation inspection of each area shall be carried out by a qualified inspector and the qualified inspector's findings shall be submitted to the Local Planning Authority. The LAPs shall not be used until such time that approval has been given by a qualified inspector.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part1) and paragraph 96 of the NPPF 2019.

10. Condition

Prior to the first use of the 4 LAPs hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority confirming details of future inspections to be carried out for each area and arrangements for future maintenance of the equipment provided within each area. The LAP shall be inspected and maintained in strict accordance with the approved scheme.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part1) and paragraph 96 of the NPPF 2019.

11. Condition
Prior to the commencement of development, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within the root protection areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. All new trees and structural planting must be maintained in good health for a five year period post the last unit of occupation, any dead tree or shrub must be replaced during this period.

Reason

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

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

Reason

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

13. 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).

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

Reason

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

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

Reason

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

16. Condition
The development hereby approved shall not be commenced unless and until a scheme detailing the proposed surfacing material on Public Footpath No. 393 has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be provided prior to first occupation of the development.

Reason

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

17. Condition
Prior to the first occupation of the dwellings hereby permitted, the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 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. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk For further information please see the Guide to Street and Property Naming on Waverley's website.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the 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>.

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergencyplanning-and-community-safety/flooding-advice.

9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the

development is complete, provided all reasonable care is taken to protect public safety.

11. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street-lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
13. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>.
14. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.
15. The developer is advised that Public Footpath No. 393 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

Please refer to the Guide for Developers for clarification of the necessary specification for bin provision and vehicle access for the consideration of developers. The bins must be presented at the kerbside or custom made bin store, as close to the entrance of the property as possible (for communal developments) by 6am on the day of collections. Collectors should walk no more than 15m to empty two-wheeled bins or 10 m for four-wheeled bins.

Reversing of the collection vehicle should be avoided as much as possible (see reference to BSi standards in Guidance Document).

16. Bins must be ordered at least 6 weeks prior to occupation. Please see grid below for current costs and bear in mind that affordable housing would not qualify for contributions. Relevant in April 2020, subject to review and availability:

Container	Unit Cost (incl delivery)
Blue recycling 240l	£25.00
Blue recycling 140l*	£25.00
Grey refuse 240l	£25.00
Grey refuse 140l	£25.00
Communal food waste 240l	£25.00
Communal food waste 140l*	£25.00
Green external food waste caddy 23l	£9.50
Silver internal food waste caddy 7l	£7.50

*Bulk bins need to be sourced/procured by the developer

*While existing stock lasts

*240l blue recycling bins are currently unavailable

Residents must register with Council Tax.