

WA/2021/01509 – Reserved matters application (appearance, landscaping, layout and scale) following the outline approval under appeal reference APP/R3650/W/18/3203951 (WA/2017/2362) for 49 new dwellings including 15 affordable dwellings public open space and landscaping with vehicular access via The Green Horsham Lane; following the demolition of no's 44 & 45 Larkfield at LAND AT FIRETHORN FARM & 44 AND 45 LARKFIELD The Green HORSHAM LANE CRANLEIGH

Applicant: Croudace Homes Ltd
Ward: Ewhurst Ward
Case Officer: Rachel Lawrence
Neighbour Notification Expiry Date: 21/07/2021
Extended Expiry Date: 10/12/2021
Committee Meeting Date: Eastern Area Planning Committee 08/12/2021

RECOMMENDATION A That, subject to the completion of a Deed of Variation to secure updates to the Affordable Housing Provision by the 08/06/2022, and subject to conditions, permission be **RESERVED MATTERS APPROVED**

RECOMMENDATION B That, in the event the requirements of condition A are not met, that permission be REFUSED

1. Summary

Outline approval was granted on appeal for 49 new dwellings, including 15 affordable dwellings, public open space and landscaping with vehicular access via The Green, Horsham Lane; following the demolition of No's 44 & 45 Larkfield. Access was the only matter determined at outline stage.

This reserved matters application contains the details pursuant to the outline permission, comprising of appearance, landscaping, layout and scale which are considered to be appropriate to the rural character of the site. The proposed scheme comprises a permeable block layout, which in turn provides active frontages onto the main access routes through the development as well as towards the open space/play areas within the site, and fields beyond. The perimeter layout allows good permeability for pedestrians, whilst creating quieter cul-de-sacs towards the edge of the proposal in respect of vehicular traffic. The scheme improves upon the play provision shown at outline stage through inclusion of both a Local Area of Play and a Locally Equipped Area of Play.

The scheme is considered to have a limited impact on the setting of the AONB, this limited impact is however outweighed by the merits of the scheme in respect of visual amenity and the standard of accommodation proposed.

The scheme provides a higher proportion of larger dwellings than recommended by the Council's Housing Market Assessment. This is outweighed in officers' judgement by a layout, scale and appearance which are appropriate to the rural character of the area, together with securing lower rent on the dwellings for affordable rent.

The planning balance assessment concludes that the reserved matters details of layout, scale, appearance and landscaping are appropriate and accord with the Development Plan. As such, planning permission is recommended for approval subject to conditions and a Deed of variation being completed.

2. Site Description

The application site is located to the east of Horsham Lane, with the majority of the site sitting to the rear (east) of Larkfield, and the linear set of properties fronting onto the Green, Horsham Road. Numbers 44 and 45 Larkfield together with their associated gardens form part of the application site. The northern edge of the site adjoins the curtilage of the far property on Williams Place, whilst to the south-east and south, the site is adjoined by open fields.

There is no existing vehicular access into the main site, numbers 44 and 45 Larkfield are accessed from the main Larkfield cul-de-sac which is located to the south of the application site.

Apart from the two existing residential properties, the site comprises open countryside and has a rural character.

3. Proposal

Reserved matters approval (appearance, landscaping, layout and scale) is sought for a residential development of 49 new dwellings, including 15 affordable dwellings, public open space, play areas and a new vehicular access via the Green, Horsham Lane.

The proposed market housing mix comprises:

- 5 x 2-bed houses
- 13 x 3-bed houses
- 12 x 4-bed houses
- 4 x 5-bed houses

15 affordable dwellings:

- 4 x 1-bed flats
- 6 x 2-bed houses
- 5 x 3-bed houses

Appearance:

- Architecture of proposed dwellings is of a traditional Surrey Hills Village Vernacular
- Traditional features include feature gables, Flemish bond brickwork, tile hanging, weatherboarding, render, brick detailing, projecting bays and entrance porches
- Boundary treatments utilise hedging for public facing plot boundaries

Layout:

- Mix of shared surface roads, dedicated pedestrian footpaths and vehicular route providing access to buildings arranged in a perimeter block layout
- Buildings focused in the northern portion of site with open space to the south
- Main access and a small number of dwellings along the access section between Horsham Road, and the main portion of the site

Scale:

- Dwellings range from 1 – 5 bedrooms
- 2 x 2.5 storey buildings proposed on south east edge, all other dwellings would comprise 2 storey buildings
- Outbuildings and garages are either 1 or 1.5 storey buildings
- Mix of terraced, semi detached and detached buildings

Landscaping:

- Retention of existing mature tree and hedgerow boundaries together with further planting including along internal streets and the eastern boundary of the site
- A Local Area of Play (LAP) in the central area of open space
- A Local Equipped Area of Play (LEAP) in the south end of the site, within the area of open space
- Two areas of open space, a central open space which leads to the outer edges of the scheme and the southern (larger) area of open space
- Attenuation basin in the northeast of the site along with swales on the northern and eastern boundaries

4. Proposed Block Plan



5. Proposed Street Scenes



6. Relevant Planning History

WA/2017/0369 Outline planning application for 58 new dwellings, including 23 affordable dwellings, public open space and landscaping with vehicular access via The Green, Horsham Lane; following the demolition of No's 44 & 45 Larkfield. Access only to be determined at outline (as amended by Landscape and Visual Impact Assessment (LVIA) received 18/04/2017 and plans and documents received 26/06/2017). Refused 25/10/2017, Appeal Allowed 22/02/2019

WA/2017/2362 Outline planning application for 49 new dwellings, including 15 affordable dwellings, public open space and landscaping with vehicular access via The Green, Horsham Lane; following the demolition of No's 44 & 45 Larkfield. Access only to be determined at outline stage. (Revision of WA/2017/0369) (as amended by plan received 22/01/2018). Refused 01/03/2018

7. Relevant Planning Constraints

- Countryside beyond the Green Belt Countryside beyond Green Belt – eastern section falls outside the Rural Settlement of Ewhurst, western section (Nos. 44 & 45 Larkfield) falls within the Rural Settlement of Ewhurst
- Adjacent to the Ewhurst Green Conservation Area – southern site corner
- Section 106 Agreement (infrastructure contributions, affordable housing provision and open space management) pursuant to the outline consent WA/2017/2362
- Tree Preservation Order (TPO) – Order No. WA36 (LC Ref: 2627)
- Ancient Woodland 500m Buffer Zone

8. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):

- Policy RE1 Countryside beyond the Green Belt
- Policy TD1 Townscape and Design
- Policy NE1 Biodiversity and Geological Conservation
- Policy SP1 Presumption in Favour of Sustainable Development
- Policy SP2 Spatial Strategy
- Policy ICS1 Infrastructure and Community Facilities
- Policy AHN1 Affordable Housing
- Policy AHN2 Rural Exception Sites
- Policy AHN3 Housing Types and Size
- Policy LRC1 Leisure, Recreation and Cultural Facilities
- Policy ALH1 The Amount and Location of Housing
- Policy HA1 Heritage Assets
- Policy ST1 Sustainable Transport
- Policy CC1 Climate Change
- Policy CC2 Sustainable Construction
- Policy CC3 Renewable Energy Development
- Policy CC4 Flood Risk Management

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
- D8 - Crime Prevention
- D9 - Accessibility
- HE8 - Conservation Areas
- HE14 - Sites and Areas of High Archaeological Potential
- M5 - Provision for Cyclists
- RD1 - Rural Settlements
- RD9 - Agricultural Land

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Statement of Community Involvement (2019)
- National Design Guide (2019)

The Local Plan Part 2 pre submission plan is current out for consultation. The weight to be attached to the policies within it will be subject to the level of objection received to each policy. As the consultation period remains underway, and the outcome of the consultation is currently unknown, only limited weight can be attached.

The Ewhurst and Ellen's Green Neighbourhood Plan is at an early stage and officers understand that the Plan is not yet at the Regulation 14 (pre-submission consultation and publicity) stage. Weight cannot be afforded to a Neighbourhood Plan until it reaches the Regulation 15 submission stage.

9. Consultations and Town/Parish Council Comments

Council's Waste & Recycling Officer	No comments received
County Highway Authority	Response to amendments: No objection on safety, capacity or policy grounds subject to conditions. Original submission: Insufficient information / inadequate parking provision: <ul style="list-style-type: none"> • Garage dimensions required (for all types) • Parking spaces should align with WBC standards (2.5 per 3 + bed dwelling)
Environment Agency	No comments to make <ul style="list-style-type: none"> • Proposal should accord with any conditions recommended at outline stage • Interested to be consulted on any reserved matters application relating to foul drainage
Ewhurst Parish Council	Objection: <ul style="list-style-type: none"> • New access would be dangerous due to proximity to existing junction

	<ul style="list-style-type: none"> • Thames Water have stated they could not provide an adequate water supply • Current layout takes development too close to the eastern boundary and is not based on the scheme agreed by the Inspector • No plan to protect neighbouring trees which overhang the site and whose roots may well be compromised by the development • Insufficient parking for visitors and a lack of turning space for commercial vehicles • Works vehicles must be parked on site and not on neighbouring common land
Greenspaces manager	<p>LAP provides a good sensory experience which is often missing and the adjacent amenity grass area with a larger area for play</p> <p>LEAP – good range of equipment for a small LEAP and a range of play value and activities for different ages and activities. Would suggest adding social play panels where there are lank wall panels and hedge/shrubs boundary.</p>
Housing Enabling (affordable housing)	No objection subject to deed of variation to secure amended affordable housing details
Lead Local Flood Authority	No comments to make – drainage scheme to be assessed through conditions
Natural England	No comments - refer to standing advice
Surrey Hills AONB Officer	<p>Amended plans response awaited</p> <p>Not in AONB or AGLV however, changes request to layout:</p> <ul style="list-style-type: none"> • Pull development away from eastern boundary and introduce tree line • Layout should better align with that shown at the outline appeal stage
Surrey Police (Designing Out Crime Officer)	Recommends a condition requiring Secure by Design Accreditation be added to any approval
Surrey Wildlife Trust	No objection subject to condition regarding external lighting scheme– information in line with reports/conditions from the outline stage

10. Representations

25 letters from 19 addresses (including the Larkfield Resident's Association) have been received raising objection on the following grounds:

- Proposal amounts to inappropriate overdevelopment resulting in a large increase in housing which would be disproportionate to size of village
- Boundary details require amending to provide better security to Larkfield and limit access by non residents, to include replacing existing stock fencing and commitments to a wider and taller hedgerow
- Highway safety concerns resulting from close proximity of new access to existing junction with the Street/Cranleigh Road, use of existing Larkfield access would be preferable
- Visibility splays in both directions are poor, it has not been demonstrated how the traffic associated with the development will safely turn in/out
- Loss of 3-4 large mature trees
- Permanent tree protection buffer zone required
- Layout is not based on the scheme considered at appeal
- Share concerns of Surrey Hills AONB Officer
- Eastern boundary only shows room for single row of tree planting, more substantial tree and shrubbery belt required
- Security lighting proposed indicates lack of consideration for light pollution, bare minimum lighting should be included at the entrance
- Development down the road has made pathways impossible and caused parking problems along Ewhurst Green
- Noise and disturbance for neighbouring houses
- Water supply is unreliable
- Further maintenance details are needed for the open space (e.g. picking up litter)
- Proposal should be deferred until the management plans required by condition have been submitted
- Construction vehicle parking should all be on site
- Remedial work required to Oak tree 23 (crown should be lifted)
- TPO trees in close proximity to proposed gardens and will block out light
- Visitor parking needs to be provided
- Existing infrastructure (drainage, schools, medical infrastructure) will be overburdened by the additional housing
- The proposed demolition of two relatively new existing homes to make way for the proposal is wasteful
- Question the validity of the appeal inspector's decision
- Government has now said no to building on Greenfields and placed great importance on the quality, design and appearance of developments

3 letters have been received making general observations:

- Site should adhere to guidance from the Commission for Dark Skies

- There is almost no street lighting in Ewhurst, and this contributes to the rural character
- Recommendations of the appeal inspector should be adhered to
- All efforts must be made to protect trees within gardens on boundary of the site

Planning Considerations:

11. Principle of development

The principle of residential development on the site was established by the granting of outline planning permission on appeal for 49 dwellings under reference WA/2017/2362.

The matters which have been reserved for consideration are:

- Layout
- Scale
- Appearance
- Landscaping

The report will consider the reserved matters, in addition to any other relevant considerations.

12. Housing mix

Policy AHN3 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 proposed market housing mix, compared with the suggested mix set out in the Strategic Housing Market Assessment (SHMA) is set out in the following table:

	Proposed mix	SHMA
1 bed	0 (0%)	10%
2-bed	5 (14%)	30%
3-bed	13 (38%)	40%
4 + bed	16 (47%)	20%

The above table shows that the proposed mix includes (in broad terms) a greater focus on larger dwellings (4 + bedrooms) than recommended in the SHMA, and an under provision of smaller dwellings (1 / 2 bedroom units). The SHMA recommends that the dwellings in greatest demand are 3 bedroom dwellings. The proposal accords with the recommendation in this respect.

The differences in this case are a negative aspect of the development to be weighed into the overall balance.

13. Affordable housing

The housing mix has been revised by the applicant since the outline appeal was granted and deviates from the SHMA recommended mix. A comparison is set out in the following table:

	RM application AH mix			Outline Agreed Mix			SHMA recommended AH mix
	Affordable rent	Intermediate	TOTAL	Affordable rent	Shared ownership	TOTAL	
1 bed flat	2	0	2 (13%)	6	0	6 (40%)	40%
2 bed house	5	2	7 (47%)	2	2	4 (27%)	30%
3 bed house	3	3	6 (40%)	2	2	4 (27%)	25%
4 bed house	0	0	0	0	1	1 (6%)	5%
TOTAL	10	5	15 (100%)	10	5	15 (100%)	100%

Notwithstanding these discrepancies both with the SHMA and outline mix, the affordable housing provision does have the support of the Council's Housing Enabling team. This is on the basis that the applicant has agreed to providing reduced rent levels on the affordable homes, in line with emerging policy.

Specifically, the affordable homes (1 and 2 bed homes) would be capped at 70% of market rents, and in the case of the 3-bed houses, a cap of 65% including service charges.

Protecting the affordability of homes (most crucially the larger 3-bed homes, due to the very high open market values in Ewhurst) is vital in this rural context. It is for this reason that officers support the proposed revised affordable housing provision.

Due to the change from the mix set out at the outline application stage, a Deed of variation is needed in order to secure the appropriate affordable housing mix. The applicant has submitted Heads of Terms agreeing to this, however, at the time of writing this report the Deed of variation has yet to be completed. For this reason, the recommendation for approval is made subject to the completion of the Deed of Variation within an appropriate time frame.

14. Design and impact on visual amenity

The proposed layout focuses development in the northern section of the site, closest to the rural settlement of Ewhurst, keeping an open aspect in the southern portion. The majority of buildings are arranged in perpendicular blocks which provides active frontages onto the main access points through the development as well as towards the open space/play areas within the site, and fields beyond. This provides good natural surveillance within the site as well as providing for private rear amenity spaces for

proposed dwellings. The perimeter layout allows good permeability for pedestrians, whilst creating quieter cul-de-sacs towards the edge of the proposal in respect of vehicular traffic.

The architectural style is of a traditional Surrey Hills Village vernacular and complements the character of the nearby Ewhurst Green Conservation Area. The elevational appearance of the dwellings include varied traditional features which add to the character of the development. These features include feature gables, Flemish bond brickwork, tile hanging, weatherboarding, render, brick detailing, projecting bays and entrance porches/canopies.

The material palette has the potential to further enhance the surrounding vernacular comprising of a mixture of materials, with the dominant elevation materials being facing brick work and tile hanging. The roof materials comprise a mixture of natural grey slate and plain clay tiles. These materials are typical of a rural Surrey village and in principle are appropriate. In the absence of samples however, it is not possible to fully assess the colour/texture combinations proposed. Therefore, a condition (recommended condition 1) is recommended to require the submission of full details prior to any above ground works taking place.

The public facing boundary treatments predominantly comprise soft landscaping such as hedgerows. This gives a sensitive approach to the rural setting of the site.

Lighting of the development is critical to ensuring the rural character of the area is protected. The site lies in an area with very limited lighting during hours of darkness, and the site itself is a rural field which again does not have any existing formal lighting (aside from the two recently demolished dwellings). At the outline application stage, condition 12 requires compliance with best-practice guidance as well as actions detailed in the submitted management plan. The plan submitted with the information lacks details such as the height of lighting, the angle and direction of any lighting and details of light spill together with further technical details (as set out in the full response by Surrey Wildlife Trust). For this reason it is necessary to impose a condition to secure a full lighting plan, this would need to include details such as lighting spill. This is included at recommended condition 2.

In light of the above, the proposed details in respect of appearance, layout, scale and landscaping are considered acceptable in design terms such to accord with Policy TD1 of the Local Plan Part 1 2018, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

15. Landscaping, amenity and play space

The application site is not subject of any formal landscape designation. However, the Surrey AONB lies to the north of the site (circa 0.5km) and the Area of Great Landscape Value is circa 350m from the site. At the outline application stage, in allowing the appeal the Inspector commented that the proposal, having regard to the

limited short distance views of the site and that longer distance views are restricted by woodlands, hedgerows and trees. No objection was raised by the Inspector in respect of the impact of the scheme on the landscape.

The current layout is amended from the indicative details submitted at outline stage. This is not uncommon as the purpose of outline applications is purely to assess the principle of development. The current layout provides integral open space within the development, retains the open space to the south of the site which aids the rural transition together with providing improved permeability and space between dwellings. These changes mean that a smaller landscaping buffer is proposed to be provided alongside the eastern boundary of the site, than was indicatively indicated at the outline stage.

The current layout is considered to provide an appropriate planting scheme which balances the proximity of the landscape buffer to proposed residential dwellings, with its role in softening the transition between residential development and open countryside.

Tree loss associated with the development would be limited to that necessary to form the proposed access. The access into the site is not a matter for consideration as part of this application as it was determined at the outline application stage. The Inspector confirmed in assessing the outline application that the harm “would be limited ... and would only be noticeable for a short distance away from the newly created junction.” Any other tree loss within the main part of the application site would be limited and balanced out by new proposed tree planting. The proposal is considered to provide appropriate protection for those trees on the western boundary of the site which are subject of Tree Preservation Orders.

The proposal makes appropriate provision for play areas within the scheme. This includes a Local Area of Play and a Locally Equipped Area of play, in accordance with the requirements of policy LRC1. There is also some trim trail equipment to the east of the site which exceeds the policy requirements. The play areas are both located within open space areas within the site and with natural surveillance overlooking both areas.

The equipment within the site is appropriate to the different ages each area is targeted at and visually is appropriate to the rural character of the area. There are pedestrian footpaths within the larger southern area of open space, this exceeds any policy requirement and its recreation potential as a walking area for residents is a benefit to the scheme.

The tree removals shown on the Tree Protection Plan are clearly necessary to enable the access road (which has been approved at the outline stage), but the replacement tree planting, including significant number of native trees will mitigate for the loss of the trees removed. The construction of paths in the rear gardens of houses behind Malricks, Mapledrakes and Pond Cottage into the TPO group of trees require a no dig permeable surface material to avoid harm to any routes. The submitted surface

materials plan indicates block paving which is not generally a permeable material and in officers view does not represent an appropriate solution. It is therefore recommended that conditions be imposed, in order to secure surface materials which are appropriate to the location of paths within a Root Protection area and to remove permitted development rights for outbuildings in plots 24-27 (recommended condition numbers 9 and 10).

The proposed details in respect of landscaping, scale, appearance and layout are considered acceptable such to accord with the requirements of Policies RE3, LRC1 of Local Plan Part 1 and Policies D1 and D4 of the Local Plan 2002.

16. Impact on setting of AONB and AGLV

Whilst the site does not fall within an Area of Outstanding Natural Beauty (AONB), it is important to consider the wider visual impacts of the proposed development. The southern edge of the Surrey Hills AONB is approximately 0.5km to the north of the application site. The site also lies approximately 350m from the Area of Great Landscape Beauty (AGLV).

Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.

Paragraph 176 of the NPPF states that "Great weight" should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. Paragraph 176 goes on to state ... "development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

The AONB Officer has raised objection on the grounds of the impact of the development on the setting of the AONB. This objection makes specific reference to the more limited scope of the landscape buffer along the eastern edge of the site, including in respect of proposed tree planting. A comparison is also drawn with the appeal scheme, within which the indicative layout plan provides a larger landscape buffer along the eastern edge.

It is important to note that the plan submitted with the appeal scheme was an indicative plan. The number of dwellings (49) was approved at the outline appeal stage. Officers acknowledge that the width and overall scale of the landscape buffer along the eastern edge of the scheme is reduced from the indicative appeal layout. However, this allows an improved layout which more adequately addresses the constraints of the site which include a group Tree Protection Order applicable to the west of the site, the need for ecology mitigation precluding development in the southern part of the site, together with wider improvements to the visual amenity of the scheme (including integral

landscaping throughout the scheme) and an improved standard of accommodation (provision of amenity space for proposed dwellings together with separation distances between proposed dwellings). Given this context and the outline permission, officers are satisfied that the current proposal appropriately minimises any harm to the setting of the AONB. The harm in this case would be very limited. This accords with the guidance set out in paragraph 176 of the NPPF and Policy RE3 of the Local Plan.

17. Impact on residential amenity

The proposed layout would see the vast majority of dwellings situated with the existing field to the east of neighbouring properties with Larkfield and those properties fronting onto the Street. The open space is located in the portion of the site which backs onto Larkfield, whilst there is an area of vegetation and trees which separates the properties fronting onto the Street from the development. This layout therefore provides a good separation buffer between the existing and the proposed houses.

Properties on the southern side of Williams Place to the northwest of the site are also provided with a good separation. The northwest corner of the site adjoins the boundary of number 1 Williams Place (Woodside). The distance between the Williams Place properties and the site increases as one travels further west along the road. The closest point would see a separation of 19m between the corner of plot 30 and number 1 which would provide an appropriate separation (in accordance with recommended privacy distances in the National Model Design Code).

There are a couple of houses located by the main access to the site, in the old location of plots 44 & 45 Larkfield. The use of this area of land for residential dwellings is an existing position (prior to the recent demolition). The two proposed dwellings are separated both by landscaped boundaries (tree planting) as well as separation distances of at least 21m.

The play areas and central areas of public open space are located centrally within the site. Whilst the open space backs onto Larkfield, the access to the open space and play area is located towards the east of the site, providing a natural buffer. The main vehicular accesses within the site are also sensitively positioned away from existing residential properties, thus minimising the noise and disturbance associated with a change from an open field to a residential housing development. It should be noted that the principle of this change was established through the granting of outline permission on appeal.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD 2010.

18. Waste, recycling and cycle stores

The proposal has been reviewed by the County Highway Authority who has advised the layout would be appropriate in terms of access for service vehicles. The layout provides rear access to gardens and all dwellings have either garaging or dedicated cycle stores within the gardens. Paths provide rear access to gardens, including to mid terrace properties. The details shown on approved plans DES-150-107-5 Parking Plan and DES-150-105-5 Refuse Storage and Tracking Plan are considered to make appropriate provision for waste, recycling and cycle stores.

19. Car parking

The proposal makes provision for 145 car parking spaces, this is made up of:

- 87 x allocated parking spaces
- 48 x allocated garage parking spaces
- 10 x visitor parking spaces

This exceeds the Council's Parking Guidelines which require a total of 111 spaces (breakdown shown in following table).

	Requirement per dwelling	No of units	Total requirement
1 bed units	1 space per dwelling	4	4 spaces
2 bed units	2 spaces per dwelling	11	22 spaces
3 + bed units	2.5 spaces per dwelling	34	85 spaces
			111 spaces

The proposal makes a significant over provision against the Council's Parking Guidelines. There are a small number of spaces which are provided as triple tandem spaces. This conflicts with the guidelines which allows for a maximum of 2 spaces in tandem. 7 spaces should therefore be discounted from the total due to their limited usability. However, given the level of over provision, this still amounts to well in excess of sufficient parking. The total number includes a mixture of allocated and visitor parking spaces.

Condition 7 on the outline permission (which the current proposal would be required to comply with) requires a fast charge electric vehicle charging point for every dwelling.

The proposal is therefore considered acceptable such to accord with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

20. Standard of accommodation including accessibility

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

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

Supporting statement DES/150/403C confirms that all houses are designed to meet Building Regulations Part M4(2) Accessible and Adaptable Dwellings and the Nationally Described Space Standards.

The accommodation schedule is included as an appendix to this report, this includes a full breakdown of the internal floor areas for each dwelling. However, a summary of the main house types and the minimum size proposed for each is as follows:

No of beds	Bed spaces	Total internal floor area (sqm)	National Space Standard (sqm)
1	2	51.7	50
2	3	79.4	70
3	5	93.2	93
4	8	197.6	124

No objections are therefore raised in respect of the standard of accommodation proposed.

21. Biodiversity and compliance with Habitat Regulations 2017

Biodiversity is a matter which was assessed at the outline application stage and appropriate conditions imposed. The current Reserved Matters application has been assessed by Surrey Wildlife Trust who has confirmed that the proposed details align with the details submitted at outline stage. Specifically the controls imposed at outline stage secure:

- Measures to protect bats which were roosting in no 45 Larkfield
- Pre construction works/measures to protect reptiles and amphibians and badger protection
- Sensitive external lighting (for example no street lights within 15m of the site entrance)
- Enhancement measures to include pond creation and wildflower meadow in the southern part of the site
- Creation and enhancement of hedgerows
- Retention of the southern end of site as an undeveloped area
- Post construction wildlife monitoring

22. Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan Part 1 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change, setting out a number of measures against which developments should accord. Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions through a number of measures relating to new development.

The permission would be conditioned to ensure appropriate sustainability and climate change measures within the development such as:

- The requirement for an electric vehicle charging point for every dwelling
- The requirement that the dwelling meets the 110 litres of water per person per day
- The use of permeable block paving as one of the main hard surface materials
- A permeable network of pedestrian routes through the site to encourage active travel
- A travel pack provided to each household including details of sustainable transport, alongside a £100 voucher to be used towards cycle purchase or bus season ticket (requirement of outline agreement S106 agreement)
- Majority of houses orientated with a southern aspect
- A high fabric efficiency
- A rated fitted appliances
- Rain water butt in the garden of every house
- PV collectors where additional energy saving measures are required to meet Building Control Standards

in accordance with the above policies.

23. Third party representations

There has been a number of objections received from third parties. The majority of these comments are addressed in the relevant sections of this report, including in relation to:

- External lighting (further details to be secured by condition 2)
- Boundary treatments (revised landscaping details secured within amended plans)
- Biodiversity and wildlife impacts (relevant mitigation outlined in relevant section of this report)
- Parking including need for visitor parking (submitted plans make appropriate provision for parking including for visitors)

- Tree and landscape impacts (protection for trees subject of a TPO imposed at the outline stage, new proposed planting to provide a net increase in tree planting)

However, the following matters which have been raised relate to impacts of the development which were assessed and found acceptable at the outline application stage. It is not within the remit of this current application to reconsider these matters.

These include:

- Suitability of proposed site access and highway safety impacts including upon nearby junctions
- Impacts on infrastructure
- Loss of 2 existing relatively new houses (44 & 45 Larkfield)

In summary, this report concludes that the matters raised by third parties would not warrant refusal of the application. Many of the impacts referenced are subject of controls through appropriate planning conditions.

24. Conclusion

The scheme proposes details relating to scale, appearance, landscaping and layout which are appropriate to the rural character of the site. This includes architecture which is reflective of vernacular of the surrounding Surrey Villages. Landscaping includes sensitive tree planting proposals to address the transition between the development and surrounding countryside. The proposed layout and scheme as a whole, appropriately minimises any harm to the setting of the AONB, and is acceptable in this regard.

The scheme provides a higher proportion of larger dwellings than recommended by the Council's Housing Market Assessment. This is outweighed in officers' judgement by a layout, scale and appearance which are appropriate to the rural character of the area, together with securing lower rent on the dwellings for affordable rent.

The planning balance assessment concludes that the reserved matters details of layout, scale, appearance and landscaping are appropriate and accord with the Development Plan. As such, planning permission is recommended for approval subject to conditions and a Deed of variation being completed.

Recommendation A

That, subject to the completion of a Deed of Variation to secure updates to the Affordable Housing Provision by the 08/06/2022, and subject to conditions permission be **RESERVED MATTERS APPROVED:**

1. Condition:

No development above slab level (excluding demolition) shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition:

With the exception of any construction lighting installed/operated in accordance with the approved Construction Transport & Environmental Management Plan (Issue 02) (pursuant to WA/2017/2362), no dwelling shall be first occupied until a detailed scheme of external lighting (which should be based upon submitted plan DES-150-109-5 Lighting Plan) has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out and maintained in strict accordance with the approved details.

Reason:

In order to protect the rural character of the area and to protect the ecological interests of the site such to accord with Policies TD1, RE3 and NE1 of the Waverley Local Plan (Part 1) 2018.

3. Condition:

Prior to the first occupation of the dwelling here by 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 Waverley Local Plan Part 1 (2018).

4. Condition:

The dwellings shall be constructed in full accordance with the Water Efficiency Measures/with water saving devices as set out in the Sustainability Statement DES/150/430C dated May 2021 such 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).

5. Condition:

The dwellings hereby permitted shall be constructed in completed accordance with the sustainability statement measures contained at pages 6 & 7 within 'Supporting Statements' document reference DES/150/403C dated May 2021.

Reason:

In order to ensure that the development meets the sustainability requirements contained within Policies CC1 and CC2 of the Local Plan (Part 1) 2018.

6. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. DES/150/107) for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and to comply with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2021.

7. Condition:

The development hereby approved shall not be commenced unless and until the layout of internal roads, footways and cycle routes has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. Once agreed the approved details shall be implemented to the satisfaction of the Local Planning Authority. There shall be no obstruction to visibility splays between 0.6m and 2m high above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2021.

8. 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) Schedule 2 Part 2 Class A, there shall be no gates, fences, walls or other means of enclosure erected, with the exception of the details shown on approved plan DES-150-106-5 Enclosures Plan, without the prior written permission of the Local Planning Authority.

The means of enclosure shown on approved plan DES-150-106-5 shall be maintained in full accordance with the approved details.

Reason:

In order to protect the rural character and appearance of the area such to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

9. Condition:

Prior to commencement of any works on site, demolition or other development activities, a protective fence to BS 5387, and located in accordance with the submitted Arboricultural Report shall be erected, so as to exclude storage of materials, level increases, excavation or other building activities likely to be harmful to roots. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures, via site visit or submitted photographs..

Reason:

In the interests of the long term health of the trees concerned and in order to protect the character and amenities of the area in accordance with Policies TD1 and NE2 of the Waverley Borough Local Plan (Part 1) 2018.

10. 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 outbuildings (or any other buildings incidental to the enjoyment of a dwellinghouse) or hard surfaces as defined within Part 1 of Schedule 2, Classes E and F of that order, shall be erected on the site within the dwellings/gardens of the plots labelled 27 - 27 (inclusive) on the approved plans without the written permission of the Local Planning Authority.

Reason:

In the interests of the long term health of the trees concerned and in order to protect the character and amenities of the area in accordance with Policies TD1 and NE2 of the Waverley Borough Local Plan (Part 1) 2018.

11. Condition:

The landscaping scheme shown on approved plans/documents:

CH021-001HPlantingPlan1

CH021-002HPlantingPlan2

CH021-003HPlantingPlan3

CH021-004HPlantingPlan4

CH021-005HPlantingPlan5

CH021-007H Landscape Strategy

CH021-006CLEMPDrawinglr

shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 10 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

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.

12. Condition:

Notwithstanding the details submitted with the application, no laying of any hard surface areas shall take place until samples of the materials to be used in the construction of the hard surface areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Hard surface areas within Root Protection Areas shall be of a permeable material and shall detail a no dig construction method. Outside of these areas, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface.

Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the character and amenity of the area, the long term health of the trees concerned and to ensure sustainable construction and design in accordance with Policies NE2, TD1 and CC2 of the Policy CC2 of the Waverley Local Plan Part 1 (2018).

13. Condition:

No development (excluding demolition) 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 of the building(s) 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.

14. Condition:

The plan numbers to which this permission relates are

DES-150-301 - Street Scenes.pdf
DES-150-100 Location Plan.pdf
CH021-006CLEMPDrawinglr
DES-150-201-2 - G4032M
DES-150-202-2 - G4032M
DES-150-222-3 - B3016M-S
DES-150-200-2 - G4032M
DES-150-204-2 - G4032M
DES-150-205-2 - S3022M
DES-150-207-3 - S4023M-S
DES-150-208-3 - S4023M-S
DES-150-206-3 - S3022M
DES-150-209-3 - S4023M-S
DES-150-211-3 - G5035M
DES-150-212-3 - S4025M
DES-150-213-3 - S4025M
DES-150-214-3 - A3710M
DES-150-215-3 - A3711M and A2708M
DES-150-216-3 - B3018M
DES-150-217-3 - B3017M-S
DES-150-218-3 - B3017M-S
DES-150-219-3 - A3716M and A2708M
DES-150-220-3 - A3716M and A2708M
DES-150-221-3 - A2708M and A2706M
DES-150-223-3 - Block A
DES-150-225-3 - A2706M
DES-150-226-3 - G5037M
DES-150-227-3 - G5037M
DES-150-228-2 - Garages
DES-150-229-2 - Garages
DES-150-210-3 - S4023M-S and B3016M-S
DES-150-230-2 - Garages
DES-150-231-1 - Garages
DES-150-300-3 Street Scene
DES-150-301-3 Street Scene

DES-150-224-3 - Block A
DES-150-101-5 Site Layout
DES-150-102-5 Materials Plan
DES-150-103-5 Storey Height Plan
DES-150-105-5 Refuse Storage and Tracking Plan
DES-150-106-5 Enclosures Plan
DES-150-107-5 Parking Plan
DES-150-108-5 Affordable Housing Tenure Plan
DES-150-110-5 Highways Plan

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

Reason:

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

Informatives:

1. The applicants attention is drawn to, and is encouraged to adhere to, the Waverley Construction Code of Practice, available at www.waverley.gov.uk.
2. 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).
3. The Highway Authority has no objection to the proposed development, subject to the above conditions but, the road layout shown on the application drawings does not conform with Surrey Design and is not eligible for adoption.
4. 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.

5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
6. The construction of the access from The Green, CTMP and Travel Plan Welcome Pack are conditioned as part of Appeal Decision APP/R3650/W/18/3203951 for planning application
WA/2017/2362.
7. The applicant is advised that there may be bats present on the site. Bats are a protected species under the Wildlife and Countryside Act 1981. The applicant is advised to have a survey carried out by a consultant licensed by Natural England before development commences to determine whether bats are present and to ensure that any recommendations to protect the bats are implemented (Natural England Tel No. 01273 476595).
8. The applicant is requested to notify the Tree and Landscape Officer at Waverley Borough Council at least five working days in advance of works taking place on premises the subject of this application.
9. 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 2021.

Recommendation B

In the event that the requirements of recommendation B are not met, that permission be REFUSED for the following reason:

1. The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to Policy AHN1 of the Local Plan Part 1 (2018) and paragraph 64 of the NPPF 2019.

Appendices

1. Accommodation schedule
2. Appeal decision WA/2017/2362 (APP/R3650/W/18/3203951)

