

WA/2021/02027 – Application under Section 73 of WA/2018/0275 to vary Condition 1 to allow changes to footprint, road and slab levels, layout (including to position of substation) and design (including alteration to house types) at LAND AT STURT ROAD, HASLEMERE GU27 3SE

Applicant: Stonewater
Ward: Haslemere Critchmere and Shottermill Ward
Case Officer: Rachel Lawrence
Neighbour Notification Expiry Date: 15/09/2021
Expiry Date/Extended Expiry Date: 17/09/2021
Committee Meeting Date: Western Area Planning Committee

RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Summary

This application seeks a revised approval under S73A for reserved matters following grant of outline permission under WA/2014/1054 and subsequent S73 application WA/2017/1346 in which outline permission was granted for the erection of up to 135 residential dwellings including access and landscaping. The matters which were reserved for consideration are:

- Layout
- Scale
- Appearance

The changes to the scheme are made to seek to facilitate delivery of 100% affordable housing, although there is no proposal to increase the percentage of affordable housing to be secured in perpetuity through the S106 agreement. The proposed changes to the scheme include:

- changes to footprint including to the flat blocks,
- road and slab levels,
- layout (including to position of substation from outside plot 86 – now 81, to outside plot 20)
- design
- alteration to house types
- revised housing mix (reduction in 1 and 4 – bed units, increase in no of 2-bed units)

Alterations to levels achieve a gentler gradient across the site, and reduces the scale of retaining walls required at the boundary by distributing smaller retaining walls across the site. Design changes add to the prominence of car parking, however this impact is

marginal and there are other benefits to the scheme which include more accessible dwellings, and a mix which better responds to the local need. Technical information has been submitted with the application for information, to illustrate that the scheme would align with the flood risk and surface water details approved at the outline stage.

2. Site Location Plan



3. Site Description

The application site is located to the east of Sturt Road, Haslemere. The site covers approximately 4.29 hectares and is situated approximately 800m to the south of the centre of the urban area of Haslemere.

Prior to commencing development it comprised an area of open countryside which rises from west to east. To the west of the site are a cluster of residential buildings which are Grade II listed and Sturt Farm which is a Building of Local Merit.

To the north are residential properties in Sun Brow and, to the south, it adjoins open countryside which rises towards a highpoint at Longdene House.

There is a Public Footpath No.35 which runs along the existing access track and leads from Sturt Road to Hedgehog Lane to the north.

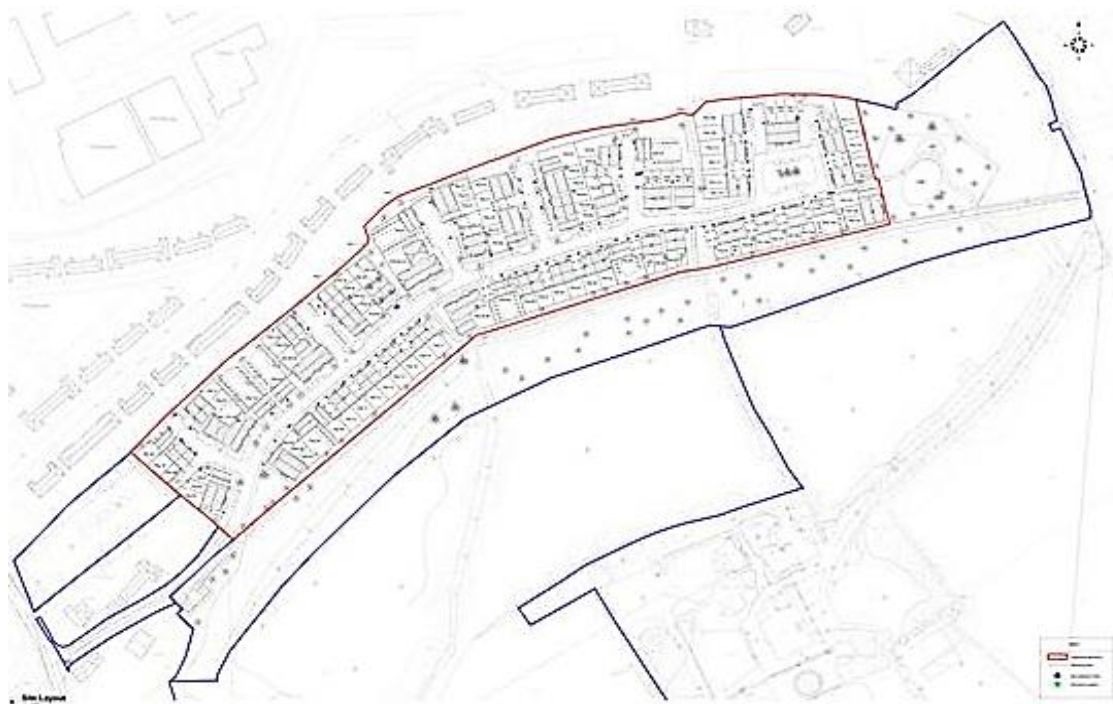
4. Proposal

Application under Section 73 of WA/2018/0275 to vary Condition 1 to allow:

- changes to footprint including to the flat blocks,
- road and slab levels,
- layout (including to position of substation from outside plot 86 – now 81, to outside plot 20)
- design
- alteration to house types
- revised housing mix (reduction in 1 and 4 – bed units, increase in no of 2-bed units)

5. Proposed plans

1 – roof level layout plan:



2 – selection of proposed site sections



1 Section A-A
1:200



2 Section B-B
1:200

Comparison of extant (top) and proposed (below) street scenes along central spine road



2 Section B-B (Extant)
1:200



2 Section B-B (Pending)
1:200

6. Relevant Planning History

WA/2018/0275	Approval of reserved matters for 132 dwellings (Appearance, Layout and Scale) for development for residential use pursuant to planning permission WA/2017/1346 (to reflect revised access arrangements to outline permission WA/2014/1054). (This is a subsequent application under the EIA Regulations, and is accompanied by a Statement of Conformity) (As amended by plans received 11/0/6/2018).	Reserved matters approved 30/10/2018
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WA/2017/1346	Application under Section 73 to vary Conditions 3, 18 and 24 of WA/2014/1054 (plan numbers, access and landscaping) and to remove Condition 26 (details of retaining wall) to reflect revised access road proposed under WA/2017/0512 (amended description) (this is a subsequent application under the EIA regulations and is accompanied by a statement of conformity)	Full Permission 12/02/2018
WA/2017/0512	The alteration, extension, landscaping and improvement to existing access from Sturt Road to land to the rear of Sturt Farm, and the provision of Suitable Alternative Natural Greenspace (SANG); to serve development approved under WA/2014/1054.	Full Permission 20/04/2018
SO/2017/0003	Request for Screening Opinion for the alteration and extension of the existing access from Sturt Road to serve the consented Sturt Farm development and the provision of substantial increase in public open space (including facilitating SANG)	EIA not required 21/03/2017
SO/2016/0001	Request for Screening Opinion for an alternative access road to serve the land to the rear of Sturt Farm	EIA Required 19/02/2017
WA/2014/1054	Outline application for the erection of up to 135 dwellings together with associated development including hard and soft landscaping, access roads, public open space, dedicated woodland and permanent footways and the upgrading of existing footpath to a pedestrian/cycle link (PROW No. 35).	Full Permission 11/06/2014
SO/2013/0012	Screening Opinion Land at Sturt Road, Haslemere Request for Screening Opinion for up to 150 residential units.	Screening Opinion Given 24/12/2013 – requires EIA

7. Relevant Planning Constraints

- Countryside beyond the Green Belt – Outside Developed Area
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths II Special Protection Area 5 Km Buffer Zone
- Footpath No. 35

- Sturt Farmhouse – Grade II Listed Building
- Upper Barn – Grade II Listed Building
- Granary and shed to south of Sturt Farmhouse – Grade II Listed Building
- Sturt Farm Barn – Building of Local Merit
- River bank within 20m (to the south west of Sturt Road)
- Potentially contaminated land
- Section 106 (regarding land at Sturt Road)

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 RE3 Landscape Character
- Policy TD1 Townscape and Design
- Policy NE1 Biodiversity and Geological Conservation
- Policy NE2 Green and Blue Infrastructure
- Policy SP1 Presumption in Favour of Sustainable Development
- Policy SP2 Spatial Strategy
- Policy ICS1 Infrastructure and Community Facilities
- Policy AHN1 Affordable Housing on Development Sites
- Policy AHN3 Housing Types and Size
- Policy ALH1 The Amount and Location of Housing
- Policy ST1 Sustainable Transport
- Policy CC1 Climate Change
- Policy CC2 Sustainable Construction
- Policy CC3 Renewable Energy Development
- Policy CC4 Flood Risk Management
- Policy HA1 Protection of Heritage Assets

Waverley Borough Local Plan 2002 (retained policies February 2018):

- Policy C7 Trees, Woodlands and Hedgerows
- Policy D1 Environmental Implications of Development
- Policy D2 Compatibility of Uses
- Policy D4 Design and Layout
- Policy D6 Tree Controls
- Policy D7 Trees, Hedgerows and Development
- Policy D8 Crime Prevention
- Policy D9 Accessibility
- Policy HE2 Buildings of Local Architectural or Historic Interest
- Policy HE3 Development Affecting Listed Buildings or their Setting
- Policy HE15 Unidentified Archaeological Sites
- Policy M5 Provision for Cyclists

- Policy RD9 Agricultural Land

Haslemere Neighbourhood Plan 2021:

- Policy H2 Housing Density
- Policy H4 Provide sufficient affordable housing of the right type
- Policy H5 Provide an appropriate mix of housing types
- Policy H6 High quality external design
- Policy H9 Trees, woodland and hedgerows
- Policy H10 Dark skies

The Draft Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies has been published and submitted for examination, but does not form part of the Development Plan. Given the stage of preparation, some limited weight should be given to the Policies in this draft Plan. The degree of weight afforded to Policies will increase as the preparation of the plan progresses and will depend on the level of objection received to specific policies. The relevant Policies are:

- Policy DM1 Environmental Implications of Development
- Policy DM2 Quality Places through Design
- Policy DM3 Safeguarding Amenity
- Policy DM4 Public Realm
- Policy DM5 Safer Places
- Policy DM6 Comprehensive Development
- Policy DM7 Accessibility and transport
- Policy DM8 Trees, Woodland, Hedgerows and Landscaping
- Policy DM12 Development in rural areas
- Policy DM19 Development Affecting Listed Buildings, and/or their Settings
- Policy DM24 Archaeology
- Policy DM34 Access to the Countryside

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- West Surrey Strategic Housing Market Assessment (2015)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Haslemere Design Statement (2012)
- National Design Guide (2019)

9. Consultations and Town/Parish Council Comments

County Authority	Highway	<p>No objection</p> <ul style="list-style-type: none"> The proposed variation of condition will not have a material impact on highway safety The conditions from the previous planning application should be carried forward.
Council's Strategy and Enabling Team	Housing	<p>Support:</p> <ul style="list-style-type: none"> Support proposed for 100% affordable housing (funded by Homes England as additionality) in this location Proposed of affordable housing secured through the S106 is already agreed and based on local need New proposal as a whole provides a better mix of housing Changes in levels will provide better access to the houses
Environment Agency		No comments
Haslemere Council	Town	<p>Objection (additional response):</p> <ul style="list-style-type: none"> Insufficient information to make a full assessment Request that WBC Planning Enforcement attend the site and review the work already carried out <p>Objection (original response):</p> <ul style="list-style-type: none"> Concerns about flooding and water runoff which need to be addressed Concern over safety of the neighbouring boundary with Sun Brow, vertical drop at end of gardens with no retaining structure in place
Lead Authority	Local Flood	<p>No objection:</p> <p>Satisfied that the proposed progression of the detailed design of the drainage scheme meets relevant requirements, and content with the development proposed.</p>
Thames Water		No comments received
West Sussex Council	County	<p>General observations in respect of drainage:</p> <ul style="list-style-type: none"> Further details needed regarding the temporary site drainage, including confirmation of discharge agreement with Thames Water Question current capacity of local Thames Water foul sewer network

	<ul style="list-style-type: none"> • Confirmation should be provided that no upgrades by Thames Water are now required • Detailed surface water design has more below ground attenuation which is a positive change
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10. Representations

15 letters (from 11 households) have been received raising objection on the following grounds:

House building is going ahead despite application still pending, work should cease until the application is determined

- Pools of water building up on site
- Storm water flooding occurrences likely to increase
- Applicants should have been aware of drainage/flooding issues when purchasing the site

Detailed site survey should have been undertaken at an earlier stage to avoid the issues cropping up once construction commenced

- Application seeks more than minor variations and requires a new full application
- A fresh public consultation/exhibition should be provided by the developer
- A non technical summary of the changes would be helpful

- Climate change measures need to meet current policy requirements
- Changes proposed to scheme would alter the local character of the area
- Illustration of adjacent land levels inaccurate

- Existing wildlife routes through the site should be explored
- Excavations causing harm to off site trees
- Aim of providing flat gardens should be questioned as contoured land is a common feature and tiered gardens might provide an alternative solution

- New manhole illustrates that the new access track leading past Sturt Farm would be around 35-50cm higher

- Following changes to policy including adoption of LPP1 and LPP2, there is a strong commitment to not building dwellings on AONB and AGLV
- Proposal should be assessed against current plans rather than those in place when the original permission was granted

1 letter has been received expressing support for the following reasons:

- Proposed location of substation would give electricity board easy access

Planning Considerations:

11. Principle of development and differences with previous proposal

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 consent for reserved matters following grant of outline permission under WA/2014/1054 and subsequent S73 application WA/2017/1346 in which outline permission was granted for the erection of up to 135 residential dwellings including access and landscaping. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application.

The matters which have been reserved for consideration are:

- Layout
- Scale
- Appearance

This applicant is seeking to vary the previous reserved matters approval (which considered matters relating to the layout, scale and appearance of the development). As such this application does not alter the original permission(s) which established the principle of development, along with a number of technical matters. The original permission(s) have been implemented on site, as such it would be inappropriate and unreasonable to revisit the principle of the entire development.

Whilst the applicant is applying for a variation of Conditions 1 of WA/2018/0275 ('the reserved matters approval'), under Section 73A of the Town and Country Planning Act 1990 (as amended), the proposal is, in effect, a fresh reserved matters application, albeit with a variation to that original condition.

In considering the current application officers have been mindful of any material changes in planning circumstances since the granting of that original permission, in so far as they are relevant to the reserved matters being considered (layout, scale and appearance). Officers note that there have been a number of material changes in site/planning circumstances since the original permission was granted:

- Haslemere Neighbourhood Plan was made
- Local Plan Part 2 submitted for examination

Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under WA/2018/0275 with regards to the following issues would not be affected by the variation of condition 1, and the original assessments and conclusions on these issues remain:

- Countryside beyond the Green Belt

- Landscape character
- Biodiversity and compliance with Habitat Regulations 2017
- Provision of amenity space
- Highway safety
- Heritage
- Infrastructure
- SANG
- Trees and landscaping
- Accessibility and Equalities Act 2020
- Environmental Impact Regulations 2017

12. Design and impact on visual amenity

The proposed layout remains very similar to the previously approved scheme. Specifically, it is based on a central spine road with short cul-de-sacs leading off it to the north west and linear residential development to the south-east of the spine road.

The changes which are minimal, include a slight increase in density in the lower eastern portion of the site, whilst loosening up development on higher ground. The proposed blocks of flats are focused on areas of lower ground within the site.

The proposed car parking would be more visually exposed than with the previous scheme. Where footprints of some house types have been reduced, screening of hard standing in the form of undercroft car parking areas has been removed. There is also a reduction in the number of garages

There would be a range of housing types and sizes spread across the site and these would be reasonably mixed across the site.

The scale of development remains comparable with the previously approved reserved matters application. There are some instances where the overall ridge height of buildings has increased due to the changes in levels. However, in terms of changes of any significance, this only applies to a limited number of dwellings. This must be balanced against other levels on site decreasing. It is also material to note the repositioning of some flat blocks, the reduction in size of some larger units together with the loss of garaging. The scheme would retain a mix of 2.5 storey apartment blocks and 2 storey houses.

The approach to levels within the site, provides a more graduated smooth terrain, reducing the extent and size of individual retaining walls within the proposal. This provides a more natural appearance to the scheme.

In terms of the appearance of the scheme, the apartment blocks which have a contemporary rural design are retained, albeit with a reduction in their number. The proposal is fully designed to be suitable for affordable housing and successfully

achieves a tenure blind approach. In line with the approved reserved matters, the scheme is primarily made up of 2 and 2.5 storey semi detached houses. This approach is in line with the form of neighbouring residential dwellings.

There are changes proposed to most dwelling types in terms of their appearance, in particular in terms of roof details, porch styles, fenestration details and elevation appearance. For this reason, it is necessary to secure updated details in terms the proposed materials and their distribution across the site. Notwithstanding this, the revised details show a good level of variety in house types and materials. The proposed elevations achieve a traditional appearance appropriate to the semi rural setting. The stepping in elevations of semi-detached and terraced dwellings achieves an appearance which is more responsive to the site topography.

Landscaping is not a matter for consideration as part of this application, as such, the onus will be on the applicant to adhere to approved plans and conditions in respect of landscaping/tree planting imposed on the outline consent (and as subsequently varied).

It is considered that the proposed scale, layout and appearance of the proposed development would be acceptable and accord with Policy TD1 of the Local Plan Part 1 2018, retained Policies D1 and D4 of the Local Plan 2002, Policy H5 of Haslemere Neighbourhood Plan and the Haslemere Design Statement 2012.

13. Impact on residential amenity

The nearest neighbouring properties to the application site are those at Sturt Farm to the south west and those on Sunbrow to the north west. The layout adjacent to these two groups of neighbouring properties would remain very similar to that previously approved. The key changes that have the potential to alter the relationship of the scheme to neighbouring properties are:

- Alteration to position of substation
- Alteration to land levels (and the subsequent impact on building heights)

The sub station would be re positioned, to be sited to the north west of the garden of Sturt Farm Barn. The scale of the substation would be modest and any visibility of it would be limited to oblique angles. The impact of this building is considered acceptable in terms of residential amenity.

Comparison levels plans, together with site sections, illustrate the changes in levels. Whilst the majority of the changes in levels are relatively minor, there are some instances where there is a difference of up to 1.5m (such as plots 33, 71-73) + 2.0m (adjacent to plot 21).

The submitted plans illustrate that along the boundary with Sunbrow, the neighbouring properties have long gardens which are sloped, with the main amenity areas positioned

on higher ground level. The separation distances between the existing neighbouring dwellings, and the proposed built form are in the most part 25m plus. However, some of the distances at the western end are much smaller, with a distance of 17m between plot 21 and the nearest dwelling.

It is also relevant to consider the differences in land levels. The gardens of neighbouring properties slope down from the neighbouring properties to the boundary. The available topographical information on levels shows comparisons at various points along Sunbrow. Adjacent to plots 132 and 33, existing floor levels are 144.17 with proposed finished floor levels of 145 (AOD). The amenity space for the nearest existing dwellings, shows the amenity space immediately rear of the dwellings measuring 146.3 – 146.9. This shows differences in land levels measuring around 1.3 – 1.9m. Adjacent to plot 21 where the separation distances are at the shortest, the proposed finished floor level of plot 21 would be 142.28 whereas the garden of the adjacent neighbouring property would be circa 145 at its lowest point, giving a minimum difference in land levels of 2.8m. It is noted from the site visit that this difference increases nearer the dwelling (although there are no spot levels provided in this location).

The original reserved matters application included a planted buffer between the proposed dwellings along the boundary, and the existing properties on Sunbrow which border the site. The current proposal does not seek to alter this. This buffer would be required and subsequently protected by condition.

All the dwellings located adjacent to plots of existing built form would be 2 storey dwellings. Officers are satisfied that the separation distances from boundaries given the sloping topography and proposed landscape buffer would prevent neighbouring occupiers from suffering material harm from overbearing development or loss of light or outlook.

Officers are therefore satisfied that the proposed details in respect of appearance, scale and layout would not indicate any material 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.

14. Standard of accommodation and provision of amenity/play space

Proposed homes would be served by private gardens, or in the case of the blocks of flats, communal gardens.

The LAP and the LEAP approved pursuant to WA/2018/0275 would remain unaltered by the current proposal. Open space on the eastern side of the site would also be unaffected by the current proposal.

The accommodation schedule submitted indicates that all units would meet or exceed the national space standards.

The standard of accommodation proposed is considered acceptable in accordance with Policy TD1 of the Local Plan.

15. Housing mix and affordable housing

The proposal would not alter the amount of affordable housing secured through the S106 agreement (53 units amounting to 39.2%). The scheme does however propose changes to the mix to facilitate the provision of additional affordable housing, to the extent that the applicant intends to deliver the scheme as 100% affordable housing utilising additional funding from Homes England (also known as 'additionality').

The current proposed mix and tenure of accommodation is summarised in the following table:

	Social Rent	Shared Ownership	Rent to Buy	TOTAL
1 bed	15	0	0	15 (11%)
2 bed	38	19	9	66 (50%)
3 bed	26	15	0	41 (31%)
4 bed	0	10	0	10 (8%)
TOTAL	79	44	9	132 (100%)

It is important to note that in the absence of a variation to the S106 agreement, the additional affordable housing could not be secured in perpetuity. As such, the additional affordable housing cannot carry any material weight in the planning assessment of the application. Nonetheless, it is relevant to consider the changes to the housing mix which have been made to ensure the housing is suitable for affordable housing.

The extant reserved matters housing mix was heavily weighted to 1 bed flats and larger detached homes (4 + units). Large detached homes are not suitable as affordable housing due to the affordability issues they cause. The new proposal allows for an improved mix of housing, with more homes for couples and families.

In terms of a comparison with the previously approved Reserved Matters application, the following table provides a comparison of the housing mix

	Current proposal	Previous RM Overall mix
15 x 1 bedroom apartments	11%	23%
66 x 2-bed flats or houses	50%	29%
41 x 3-bed	31%	31%
10 x 4-bed	8%	17%
	Total 132	

The SHMA requirement for market housing is 10% 1-bed, 30% 2-bed, 40% 3-bed and 20% 4+ beds. The SHMA requirement for affordable housing is 40% 1-bed, 30% 2-bed, 25% 3-bed and 5% 4 + bed. The proposal does not fully meet either requirement, however, it is material that the original reserved matters did not meet the SHMA mix and the proposed mix is now more favourable.

It is notable that the 39% of affordable housing secured in perpetuity has already been secured and agreed through the S106 agreement. In addition to this, Stonewater has agreed to enter into a Nomination Agreement for all 79 dwellings to be delivered as social rented accommodation (including Additional Affordable Housing units). This will ensure that they are allocated via Waverley HomeChoice to eligible households in housing need. Stonewater has committed to the provision of the social rented tenure on this site, which is less expensive to the tenant than Affordable Rent. This will ensure that these homes are genuinely affordable to local working households on low incomes.

The scheme as a whole, once assessed against the market housing mix would provide a high proportion of 2 and 3 bed units, which are the unit sizes in most demand. The Council’s Housing Enabling team are supportive of the mix of housing coming forward. Having regard to these factors, officers are satisfied that the scheme provides an appropriate mix of housing such to accord with Policies AHN3 of the Local Plan and Policies H4 and H5 of the Haslemere Neighbourhood Plan.

16. Waste, recycling and cycle stores

The proposed layout provides private gardens with rear access, or in the case of the blocks of flats, pathways to shared amenity space. The layout indicates waste collection and storage points which appear appropriate; however, details of the stores have not been provided. Similarly, details have not been provided of the proposed cycle stores. A condition is therefore recommended to secure these details.

17. Drainage and flooding

Drainage and surface water flooding is a matter of principle, considered at the outline planning application stage. Whilst the applicant has submitted indicative details such to demonstrate how an acceptable drainage scheme could be achieved on the site, having regard to the changes in levels now proposed, this information would need to be formally submitted to seek to discharge the relevant conditions on the outline planning application. It is however material to note, that the Lead Local Flood Authority has confirmed that the details submitted are in principle acceptable and that the details align with the overarching strategy submitted at the outline planning stage.

18. Car parking

	No of units	Parking requirement per unit	Total requirement

1 bed	15	1	15
2 bed	66	2	132
3 bed	41	2.5	103
4 bed	10	2.5	25
			275

This is a slight increase in the requirement compared with the original reserved matters. This reflects a reduction in the number of 1 bedroom units (which attract a requirement of 1 space per unit) and an increase in the number of 2 bedroom units. This increases the requirement from 266 to 275.

The proposed parking comprises:

- 2 garages
- 244 allocated spaces
- 25 visitor spaces

Total provision of 271 spaces.

The proposed parking provision does represent a small shortfall of 4 spaces against the Council's Parking Guidelines (2013). In the context of a requirement of 275 spaces, and the size of the scheme as a whole, this is considered a very minor under provision. The proposed layout is considered to provide sufficient opportunities to accommodate the small deficiency in formal parking spaces, without a need for parking to spill out onto the wider highway network. It is noted that the County Highway Authority has raised no objection to the proposal.

Nonetheless, the lack of provision of parking spaces to fully meet the parking requirement is a negative aspect of the scheme to be weighed into the overall balance.

19. Environmental Impact Regulations

The outline planning application WA/2014/1054 was deemed to constitute EIA development and was accompanied by an Environmental Statement. The current proposal is therefore a subsequent application for the purposes of the EIA regulations. It is open to the Council to have regard to the Environmental Information previously submitted, and it falls to be considered whether or not the current proposal would alter any of the conclusions of that information. The current variation to the reserved matters application would remain in accordance with the parameters of the outline consent (as varied by WA/2017/1346), specifically, this includes that the proposal:

- Would not exceed 135 dwellings for which outline permission was granted (132 dwellings now proposed)
- The proposal solely relates to development within the red line shown on the approved location plan
- The points of access into / through the site remain unaltered

- Details relating to the play areas, open space, and SANG (subject of a separate approval) would be unaltered
- Whilst a specific layout plan was not an approved plan at outline stage, the proposal accords with the principles of it in terms of the access, landscaping and open space, pedestrian routes through the site, and the location of the proposed dwellings
- Landscaping is not a matter for consideration as part of this application and was determined in detail at the outline application stage

It is concluded that the proposed development would not result in any additional significant adverse or beneficial environmental effects and therefore remains in conformity with the Section 73 Statement of Conformity and the 2014 Environmental Statement. The Council considers that the Environmental Impact assessed under the original Environmental Impact Assessment is sufficient for the current Reserved Matters proposal.

20. Third party matters

It is in part a retrospective application. There is an extant reserved matters application which it is open to the applicants to implement subject to compliance with conditions. Nonetheless, the applicant has confirmed that work has commenced on the proposal subject of the current application, any unauthorised works are at the applicants own risk.

Some of the concerns raised relate to land outside of the application site, for example the access road which adjoins Sturt Road. This is outside the application site area for this application and as such is not matter that can be taken into account. Any permission granted would solely relate to works within the application site.

21. Conclusion

The proposed details relating to layout, scale and appearance would constitute a minor material amendment to the previously approved WA/2018/0275. The changes are considered to be acceptable, such to maintain a scheme which better responds to the topography of the site, is responsive to the wider character of the area and the revised mix better responds to local demand for housing. There would be no material adverse impacts on the amenities of neighbouring dwellings.

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

Recommendation:

That, permission be **GRANTED** subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

20115 - P201b - Proposed Site Layout - Roof Level
20115 P203a Site Sections Sheet 1
20115 P204a Site Sections Sheet 2
20115 P208a Site Sections Sheet 3
20115 P212 Plot 7 Plans and Elevations
20115 P233 Plots 74-75 Plans and Elevations
20115 P216 Plots 12-13 and 52-53 Plans and Elevations
20115 P217 Plots 14-17 and 54-55 Plans and Elevations
20115 P213 Plot 8 Plans and Elevations
20115 P215 Plots 10-11, 21-22 and 50-51 Plans and Elevations
20115 P219 Plots 19-20 Plans and Elevations
20115 P214 Plot 9 Plans and Elevations
20115 P218 Plots 18 and 81 Plans and Elevations
20115 P220 Plots 23 and 132 Plans and Elevations
20115 P223 Plots 33 and 34 Plans and Elevations 20115
P238 Plots 57-60, 87-88 and 100-101 Plans and Elevations
20115 P256 Plots 40-48 Plans
20115 P257 Plots 40-48 Elevations
20115 P239 Plots 97-99 Plans and Elevations
20115 P243 Plots 92-94 Plans and Elevations
20115 P250 Plots 62-70 Plans
20115 P251 Plots 62-70 Elevations
20115 P254 Plots 122-130 Plans
20115 P255 Plots 122-130 Elevations
20115 P242 Plots 95-96, 102-103, 108-109, 110-111, 118-119 Plans and
Elevations
20115 P252 Plots 112-113 and 120-121 Plans and Elevations
20115 P253 Plots 114-116 Plans and Elevations
20115 P245 Plot 117 Plans and Elevations
20115 P232 Plots 71-73 Plans and Elevations
20115 P225 Plots 38 and 39 Plans and Elevations
20115 P228 Plots 49 and 56 Plans and Elevations
20115 P229 Plots 61 & 91 Plans and Elevations
20115 P210 Plots 1-3 Plans and Elevations
20115 P234 Plots 76-77 Plans and Elevations
20115 P235 Plots 78-80 Plans and Elevations
20115 P236 Plots 82-83 and 89-90 Plans and Elevations
20115 P236 Plots 82-83 and 89-90 Plans and Elevations
20115 P240 Plot 104 Plans and Elevations
20115 P241 Plots 105-107 Plans and Elevations
20115 P244 Plot 131 Plans and Elevations
20115 P221 Plots 24-32 Plans
20115 P222 Plots 24-32 Elevations
20115 P224 Plots 35-37 Plans and Elevations 20115
P237 Plots 84-86 Plans and Elevations
20115 P211 Plots 4-6 Plans and Elevations
8200373_SK001 I2 Comparison Between Planning and Detailed Design Levels
Sheet 1
8200373_SK7001 I3 Levels Comparison to Planning Sheet 1
8200373_SK7003 I2 Levels Comparison to Planning Sheet 3

20115 - C101 (Coloured Street Scene Comparison BB)
20115 - C102 (Coloured Street Scene Comparison DD)
20115 - C103 (Coloured Street Scene Comparison CC & FF)
20115 - C104 (Coloured Street Scene Comparison HH)
20115 - C105 (Coloured Street Scene Comparison ii)
DOC211221-21122021121511 annotated street scene comparisons black and white
20115 - Schedule of Accommodation_110122

Together with the following plans approved pursuant to WA/2018/0275:

S101	Site Location Plan
S102A	Existing Site Survey
17028-003 Rev C	Pedestrian Visibility Splays
17028-004 Rev B	Vehicle Visibility Splays for Internal Access
9172-KC-XX-YTREE	Tree Constraints Plan Rev B
9172-KC-XX-YTREE	Tree Protection Plan Rev C
Play Area Proposal (LAP) Rev A	
Play Area Proposal (LEAP) Rev A	

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

Reason:

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

2. Condition:

No development above ground/slab level shall take place until an updated Materials Distribution Plan and proposed materials schedule has been submitted to and approved in writing by the Local Planning Authority. This shall illustrate the distribution of materials as approved in writing pursuant to condition 2 of WA/2018/0275 across the scheme:

- Proposed Materials Palette Rev B

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

Reason:

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

3. Condition:

No dwelling shall be first occupied until updated details of all proposed screen walls or fences, or other means of enclosure, have been submitted to and approved by the Local Planning Authority in writing and such walls or fences or

means of enclosure as may be approved by the Local Planning Authority have been erected in accordance with the approved details. The development shall thereafter be maintained in accordance with the approved details.

Reason:

In the interest of the character and visual appearance of the area in accordance with retained policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

5. Condition:

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

6. Condition:

No properties shall be occupied until confirmation has been provided that either:
- all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

To ensure that the drainage system has been designed with sufficient capacity and to avoid adverse environmental impact upon the community and to accord with Policy TD1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition:

The development hereby approved shall not be first occupied unless and until the secure cycle storage for each dwelling (houses and flats), has been provided in accordance with a design to be submitted to and approved in writing by the Local Planning Authority. The secure cycle storage shall then be permanently provided for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to promote sustainable travel in accordance with Policies TD1 and ST1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Local Plan 2002 and the NPPF.

8. Condition:

The development hereby approved shall not be first occupied unless and until a scheme detailing the type of electric vehicle charging points has been provided (including a strategy for their ongoing management and maintenance), to include 1 7kw electric vehicle charging point per dwelling and for 20% of spaces for flats, and a communal charging point for visitors, has been submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging scheme shall then be provided prior to first occupation of the development.

Reason:

To promote sustainable transport in accordance with Policy ST1 of the Local Plan Part 1 2018.

9. Condition:

No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling in accordance with the approved plans.

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 Part 1 2018.

10. Condition:

The development hereby approved shall not be first occupied unless and until Public Footpath No. 35 has been upgraded and dedicated as a shared route for pedestrians and cyclists, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason:

To promote sustainable transport and in order that the development should not prejudice highway safety in accordance with Policy ST1 of the Local Plan Part 1 2018.

11. 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).

12. Condition:

Prior to the first occupation of the development hereby permitted, details of bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented and completed and made available for use, and thereafter retained.

Reason:

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

15. Condition:

Prior to the first occupation of the dwelling here by permitted the highest locally 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).

Informatives:

1. 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.
2. 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.

3. 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.
4. 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/emergency-planning-and-community-safety/flooding-advice.
5. 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).
6. 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.
7. 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.

8. 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>
9. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk For further information please see the Guide to Street and Property Naming on Waverley's website.
10. 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.