

WA/2022/01408 – Outline application with all matters reserved except for access and layout for the erection of 3 dwellings with associated works at PELLGATE RIDGLEY ROAD CHIDDINGFOLD GODALMING GU8 4QW

Applicant: Mr & Mrs S. Manolopoulos
Parish: Chiddingfold
Ward: Chiddingfold and Dunsfold
Grid Reference: E: 495365
N: 135739
Case Officer: Dylan Campbell
Neighbour Notification Expiry Date: 10/06/2022
Extended Expiry Date: 21/06/2023
Committee Meeting Date: Western Planning Committee - 14/06/2023

RECOMMENDATION That, subject to conditions, **OUTLINE PERMISSION BE GRANTED**

Summary

This application has been brought before the Council's Planning Committee as a result of the number of neighbour objections received.

This application seeks outline permission with all matters reserved except for access and layout for the erection of 3 dwellings to the rear of the existing dwellings along Ridgley Road.

Scale, appearance and landscaping are reserved for future consideration. The plans demonstrate the layout and proposed access alterations and illustrate that the dwellings would be detached with a footprint of approx. 110m, and would be two-storey, four-bedroom, eight-person properties.

While the local urban grain lacks back land development in the immediate vicinity, Officers note the recently approved backland site at Hartfield, 200m away to the south-east for 5 dwellings, approved under WA/2022/00213. As such, Officers consider that this would not be uncharacteristic of the area.

It is considered that the site can facilitate three dwellings, parking, access and amenity space without resulting in overdevelopment, or harm to the character of the area or neighbouring residential amenities. Having regard to the size of the plot, it is considered that an appropriately designed scheme could be achieved that does not result in harm to the streetscene or visual amenity of the area.

1. Site Description

The application site measures 0.295 hectares and is located to the north / north-east of Ridgeley Road within the rural settlement of Chiddingfold

The site comprises a triangular plot of land which forms part of the extended rear garden to the property known as Pellgate. The site lies to the rear of the properties fronting Ridgeley Road to the south and properties within Ash Combe / Beech Close to the north. Residential properties bound the site on all sides.

The site is residential in character. Surrounding dwellings are generally two storey detached buildings with generous gardens.

2. Proposal

Outline application is sought with all matters reserved except for access and layout for;

- The erection of three 2 storey dwellings with associated works.
- The access from Ridgeley Road would comprise a 4.1m wide shared drive and would be positioned towards the south of the site. The new access would be laid to gravel
- New access gates
- Landscaping in the rear portion of the site.

As this is an Outline application, only indicative details as to scale and appearance have been submitted. Scale and appearance would therefore be subject of a future reserved matters application.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2021/02825	Erection of single storey extension	GRANTED 25/02/2022
WA/2011/0108	Erection of double garage with workshop and games room/ gym in roof space following demolition of existing double garage and workshop (as amended by plans received 17/02/2011).	GRANT 16/03/2011

4. Relevant Planning Constraints

Within Rural Settlement boundary of Chiddingfold.
Ancient Woodland 500m Buffer Zone

Surrey Hills AONB & AGLV Wealden Heaths I SPA 5km Buffer Zone
Wealden Heaths I Special Protection Area 5 Km zone

5. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, AHN3, RE3, TD1, NE1, NE2, CC1 and CC2.

Waverley Borough Local Plan (Part 2) 2023: Site Allocations and Development Management Policies (LPP2): DM1, DM2, DM4, DM5, DM9, DM11 and DM15.

Chiddingfold Neighbourhood Plan August 2021: KP1, H1, H5, BE1, BE2, BE3, BE5, TP1, TP4, NE1, NE2, NE3 and NE4

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)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (2022)

6. Consultations and Town/Parish Council Comments

Chiddingfold Parish Council	Objection – Overdevelopment of the site, backfill development, access is bad, demolition of garage to create access is unacceptable and turning circle is insufficient. 3 dwellings should have 2 parking spaces each. Ecology report does not account for wildlife and habitats. Flooding issues. Notice not displayed and neighbours not notified.
Surrey Wildlife Trust	No objection – <ul style="list-style-type: none"> • An Ecological Enhancement Plan would be required as a pre commencement condition • The Ecology Letter has not stated that evidence of prior felling was found, however, we would advise that the LPA review whether such felling has occurred • Conditions regarding sensitive lighting with regards to bats • If an active badger sett is present within 30m of the application site, then a mitigation strategy will be required. If there is no badger sett on or within 30m, then we would advise that the strategy set out in ‘Conclusions and Recommendations’ appears to be

	appropriate
Surrey County Council Highways	No Objection – Assessed on safety, capacity, and policy grounds. Unlikely to have a material impact on highways safety issues. Conditions recommended.
Surrey Hills AONB Officer	No objection - As the site is surrounded by extensive development it is considered that backland residential development in this area would not harm the Surrey Hills AONB. It is more as to whether this land has local amenity value important to protect for the character of the village. This is not, however an AONB consideration
Thames Water	No comments
Southern Water	The exact position on the Southern Water foul sewer within the access of the development site must be determined by the applicant in consultation with SW before the layout of the development is finalised. SW also provide advice regarding sewers, swales, ponds, watercourses and soakaways.
AONB Officer	No Objection - The site is surrounded by extensive development. No harm to the Surrey Hills AONB. 3 houses appear cramped and shoehorned into site (not AONB consideration).

7. Representations

38 letters have been received (from 26 households) raising objection on the following grounds:

- Additional traffic congestion on Ridgley Road
- Narrow access road may create bottleneck and would make access difficult for refuse and emergency vehicles
- Loss of wildlife habitat
- Overlooking of neighbouring properties
- Noise impact to neighbouring properties
- Loss of outlook from neighbouring properties
- Land within the Green Belt and has never been developed
- Site not allocated within Chiddingfold Neighbourhood Plan
- Applicant's motives
- Loss of countryside
- Vehicular access unsafe

- Land levels might be raised
- Detrimental to visual amenity of AONB
- Light pollution
- Pressure to local infrastructure
- Overdevelopment of Ridgley Road and cumulative impact of other developments
- Impact to water supply for properties on Ballsdown
- Potential for loss of trees
- Application not adequately publicised
- Traffic survey undertaken during lockdown
- Smaller affordable housing rather than large luxury homes needed
- Additional surface water run-off may flood neighbouring properties
- Cul-de-sac developments exclude wider community
- Restrictive covenant on the land
- Detrimental impact to protected species
- Access road would not have a pavement for pedestrians

A Tree report and amended plans were received and a public consultation was issued. 15 letters have been received (from 12 households) raising objection on the following grounds:

- No material difference in amended plans
- Overdevelopment
- Cramped and small plots
- Spoils rural aspect of the site
- Out of keeping with the area
- Increased traffic
- Unsafe access
- Poor visibility splays
- Site not allocated within Chiddingfold Neighbourhood Plan
- Disruption and noise and disturbance
- Overlooking and loss of privacy
- Overshadowing
- Block Plan is misleading
- Insufficient parking
- Loss of trees during application process
- Loss of biodiversity and wildlife

Officer note: covenants and the motives of the applicant are not material planning considerations. The application has been publicised in accordance with statutory requirements.

8. Planning Considerations:

9. Principle of development

The recently adopted Chiddingfold Neighbourhood Plan removed the site from the Green Belt and incorporated it within the settlement boundary. Policy ALH1 outlines that the Council will make provision for housing in Chiddingfold. Residential development is thus acceptable in principle in accordance with policies KP1 and H2 of the Neighbourhood plan, and with policy SP2 of the Local Plan (Part 1) 2018, which allows for a moderate level of development in the larger villages.

10. Location of Development

Policy ST1 of the Local Plan (Part 1) 2018 and paragraph 110(a) of the NPPF identifies opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Local and national policy assesses the sustainability of the transport offer in the context of the location and asks whether appropriate opportunities to promote sustainable transport have been taken up. Policy DM15 of the Local Plan (Part 2) 2023 states that development in rural areas should not be isolated from everyday services and facilities, while maximising opportunities for walking and cycling and seeking to avoid dependency on private vehicles, taking account of the nature and functional needs of forms of development which are acceptable in rural areas.

The dwellings would be within reasonable distance of the centre of Chiddingfold and would comprise sustainable development subject to the detailed considerations assessed below.

11. Housing Land Supply

The Council's current housing land supply is calculated to be 4.28 years' worth. As the Council cannot presently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.

The application proposes the erection of 3 dwellings on land at Pellgate. It would therefore result in a net gain of 3 residential units representing a modest contribution to housing supply.

12. Impact on Design, the Rural Settlement, AONB & AGLV

Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of LPP2 and paragraphs 126 and 130 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Policy RE3 relates to landscape character. Policy H5 of the Neighbourhood Plan relates to quality and design; and Policies BE1 and BE2 of the Neighbourhood Plan relate to general design principles and design standards.

Policy DM15 of the Local Plan (Part 2) 2023: outlines that development in rural areas should not be isolated and recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development in areas of urban-rural transition and rural settlements, while making efficient use of land.

The whole of the site and wider surround is within the AONB and AGLV. The application site forms part of garden land located to the rear of Pellgate, within the defined Chiddingfold settlement boundary.

For the avoidance of doubt the three dwellings proposed are not considered to constitute major development within the AONB for the purposes of paragraph 177 of the NPPF.

The appearance, scale, and form of the dwellings has not been detailed within this outline application. These matters would be the subject of detailed consideration at the reserved matters stage should outline permission be granted.

The AONB Officer has assessed the site and has commented that as the site is surrounded by extensive development, that backland development would not have a harmful impact on the AONB.

Officers note the AONB Officer comments concerning the illustrated layout. The AONB Officer comments that three houses within land to the rear of Pellgate appears cramped and shoehorned in. While the character of the area is residential, the backland formation wouldn't follow the pattern of development in the surrounding area.

While the local urban grain lacks back land development in the immediate vicinity, Officers note the recently approved backland site at Hartfield, 200m away to the south-east for 5 dwellings, approved under WA/2022/00213. As such, Officers consider that this would not be uncharacteristic of the area.

Density

In terms of density, the proposed plot sizes would be as follows:

Plot 1 – 632m²

Plot 2 – 625.8m²

Plot 3 – 908.40m²

Across the 3 plots, this equates to a housing density of 10.17 dwellings per hectare (dph).

This compares to an average of 1452 square metres for the properties fronting Ridgley Road to the south ('Havenhurst' to 'Ridgely House') at 6.95 dph, and an average of 577.98 square metres for the properties fronting Beech Close to the north (1-5) and 26 Ash Combe, also to the north at 16.48 dph.

The proposed plots would be slightly larger than those to the north and slightly smaller than those to the south. Given the transition from the smaller plots to the north to the larger plots to the south, the density of the development is considered appropriate in this context.

Design

The site layout indicates that the three dwellings would have a maximum ridge height of 8m, and a Gross External Area of between 110m², with a parking area and driveway. This would reflect the scale and character of dwellings locally. The supporting statement indicates that the dwellings would follow a traditional construction and character approach, reflecting typically pitched roof/ gabled two storey dwellings. However it is noted that 'Scale' and 'Appearance' are both reserved matters, subject of a future application.

Officers are satisfied that 3 dwellings in the proposed backland location would be well screened from the main highway and would not be out of character with the existing built form in the vicinity. The visual character of the area would be maintained.

Officers are satisfied that the site can facilitate three dwellings, parking, access and amenity space without resulting in overdevelopment, or harm to the character of the area. Having regard to the size of the plot, it is considered that an appropriately designed scheme could be achieved that does not result in harm to the streetscene or visual amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of LPP2, Policies H5, BE1 and BE2 of the Neighbourhood Plan and paragraphs 126 and 130 of the NPPF.

13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the Local Plan Part 2 seeks to protect future and existing amenities for occupants and neighbours and ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles

of sustainable development. Policy BE3 of the Neighbourhood Plan relates to outdoor space requirements. Paragraph 130(f) of the NPPF relates to amenity.

Neighbouring Residential Amenities

The application site is bound by residential dwellings to the north on Beech Close and to the south on Ridgley Road. The proximity of the proposed dwellings to the neighbouring properties is noted below.

	Separation distance to properties on Beech Close	
	Rear to rear	Rear elevation to common boundary
Plot 1	22.6	6.5m
Plot 2	28.3	12.5m
Plot 3	25m	12.2

	Separation distance to properties on Ridgley Road	
	Front to rear	Front elevation to common boundary
Plot 1	43.4m	10.7
Plot 2	59.4m	12.1m
Plot 3	69m	18.2m

Officers are satisfied that the separation distance is such between dwellings that no overbearing development or loss of light would result. Further, the proposals would accord with the guidelines that are set out Council's Residential Extensions SPD in terms of facing windows, which advises a minimum separation distance of 21m.

However, given the proximity of plot 1 to the boundaries on the north there is concern that any first-floor windows on the northern elevations would have direct views into the main amenity space of numbers 3 and 4 Beech Close, to the detriment of the occupiers.

Whilst there could be some overlooking to the neighbouring garden from first floor rear windows, windows serving non-habitable rooms could be conditioned to be obscure glazed, retaining the privacy of occupiers and therefore would be an acceptable relationship.

Officers are satisfied that an acceptable relationship could be achieved between the application site and the nearby dwellings, subject to the assessment of details provided at the reserved matters stage.

The separation distance from the neighbouring properties is likely to be considered sufficient to prevent material harm in terms of an overbearing impact, loss of light or overlooking.

In light of the above, officers consider that the plot is of sufficient size that an appropriate design could be achieved that maintains a suitable standard of accommodation and does not result in a loss of privacy, loss of light or overbearing impact. Care would need to be taken at the reserved matter stage, with the layout and design, to ensure this is the case. This assessment, however, does not affect the principle that the outline application seeks to achieve

Future Occupier Amenities

The proposed dwellings have been considered against the technical housing standards - nationally described space standard dated March 2015 (the national standard).

The proposal is an outline scheme with the proposed block plan illustrating access and layout. The scale of the proposed development will be considered at the reserved matter stage. However, the block plan outlines that the dwellings would be two-storey, four-bedroom, eight-person properties, with a footprint of 110m². The national standard states that the minimum GIA of a four-bedroom, eight-person dwelling over 2 floors is 124m². Given that the application site can adequately accommodate three dwellings with footprints of 110m², no concerns are raised in this regard.

It is also considered that the dwellings could be laid out and designed in a matter that all bedrooms would meet the national standards area and width requirements, and all habitable rooms would be provided with suitable outlook and privacy. There would also be generous private amenity space. These matters would be assessed in more detail at the reserved matters stage.

In summary, no objections are raised regarding Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan Part 2, Policy BE3 of the Neighbourhood Plan and paragraph 130(f) of the NPPF.

14. Effect on Wealden Heaths SPA

The site is within 5km of the Wealden Heaths I Special Protection Area (SPA). The net addition of three dwellings is not considered likely to have a significant effect on the SPA, and as such an Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 is not required. In drawing this conclusion regard has been had to guidance provided to the Council by Natural England.

Officers consider that the outline application to establish the principle of providing three dwellings on site would have an acceptable impact on the SPAs, in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1) and the adopted Avoidance Strategy.

15. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

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

The application is supported by an ecological survey (AA Environmental Limited, 20/01/2022). The walk over survey paid regard to the presence of badgers, bats and herpetofauna (amphibians and reptiles) that may be using the site or present in adjacent habitats. In addition, an inspection of each tree on the site was carried out to identify those features that are important for roosting bats.

The report states that according to the Multi-agency Website the majority of the site is noted as Deciduous Woodland and National Forest Inventory, however, this is considered inaccurate as the site has been managed as a residential garden plot for many years. Google Earth Imagery shows that the site has remained largely unchanged since at least 1999, dominated by the existing garage, driveway and associated garden of 'Dalhousie'. This is backed up by the Council's own imagery Software, Statmap, which shows little change to the site from 1999.

However, some of the garden area was redesigned to include a landscaped area with additional hardstanding sometime between 2001 and 2005.

The report concluded that there are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall low ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with evidence of badger being the only protected species recorded. No further ecological surveys have been recommended by AA Environmental Consultants

Surrey Wildlife Trust has reviewed the application and make the following comments:

Given the likely value of the land as a buffer habitat to the woodland habitat, SWT would advise that the Applicant is required to provide an Ecological Enhancement Plan, as a prior to commencement planning condition.

With regards to badger activity, the Trust state that if an active badger sett is present within 30m of the application site, then a mitigation strategy will be required. If there is no badger sett on or within 30m, then the Trust advise that the strategy set out in 'Conclusions and Recommendations' appears to be appropriate. The supporting statement from AAe concludes that no active setts were found. As such, the strategy

would be appropriate. Officers agree and recommend conditions to address the matters raised by SWT.

16. Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 outlines that the Council will seek, where appropriate to maintain and enhance existing trees, woodland and hedgerows. Policy DM11 of the Local Plan (Part 2) 2023 seeks to retain woodland and important trees and hedgerows, outlining that trees or hedges are adequately protected during construction to avoid root damage including activities causing soil compaction or severance of roots. Policy NE2 of the Neighbourhood Plan seeks to retain, protect and provide adequate separation from development and woodland, important trees, groups of trees and hedgerows; and incorporate high quality landscaping schemes into developments.

The application is supported by an Arboricultural Impact Assessment Method Statement & Tree Protection Plan and a site visit has been carried out. It was noted that the large Poplar tree was in a poor condition, and it is agreed that for safety reasons it had to be felled. It is also advised that the Sycamore (T22) to the opposite end of the site identified with 'Sooty' bark disease should be re-inspected as the bark appears to have died affecting the whole tree. A tree consultant needs to verify its health and whether it can be retained or replaced.

The site has been subject of pre-emptive felling of other trees within the site. Whilst the loss of these trees is regrettable, Officers are mindful that the trees were not protected and can be removed without consent. As such, Officers consider that the trees would not be of a species, form or condition within the landscape context that would make them a material constraint on the proposal.

The indicative plans show that 3 dwellings and associated hard standing could be provided at a sufficient distance to the boundaries. Whilst it is acknowledged that the erection of 3 dwellings in this location would have an impact on the character of the area, by removing further vegetation which could have a suburbanising effect, Officers consider that a replacement species in keeping with the setting of the dwellings would be desirable. Whilst this is the case, it is noted that this is a landscape assessment that would need to be a reserved matter for any future application. Replacement tree planting by way of a landscape scheme to mitigate tree losses in accordance with BS5837 (2012) would be secured by condition, as recommended.

Concerns were raised regarding the proximity of the access road to the retained trees to the east and the impact this could have on the trees root systems. Therefore, it was agreed that the access road should be slightly realigned to move it away from the trees to the south and east of the access. The access road would also be constructed as a no-dig, permeable, load-spreading surface prior to construction

works of the dwellings taking place to protect the trees for the duration of the development and occupation of the dwellings.

The tree protection plan within the Arboricultural Impact Assessment Method Statement & Tree Protection Plan includes ground protection, construction and storage exclusion zones and protective fencing, along with the no-dig access details. The protection measures are considered to be adequate, however the plan shows the proposal with the unaltered access road. This would be addressed through a condition requiring an updated tree protection plan to be submitted for approval. Officers are satisfied that subject to the recommended conditions, that the proposed development would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

17. Impact on Highways, Parking and Access

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 also promotes sustainable transport, safe highways design and layout and parking standards. Policy TP1 of the Neighbourhood Plan requires safe and convenient access for all users and TP4 relates to parking standards.

The indicative plans suggest that the access to the proposed dwellings would be from Ridgeley Road to the south east of Pellgate. Construction traffic would likely cause some temporary disruption, but as this is a transient issue it does not amount to significant harm.

In terms of parking, the proposed dwellings would each have 2-3 parking spaces, located adjacent to each dwelling and within the curtilage. This provision accords with Parking Standards set out by the Council, and is at a sufficient level to ensure no need for off-site parking for new residents of the development. There would also be sufficient circulation space to allow cars to manoeuvre and enter and exit in forward gear.

The proposal has been assessed by the County Highway Authority in terms of safety, capacity and policy grounds and they have identified that the proposal is unlikely to have a material impact on highway safety issues, subject to conditions relating to delivery of the proposed access, parking spaces, cycle storage, and EV charging points. The proposal would be in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, Policies TP1 and TP4 of the Neighbourhood Plan and paragraphs 110 and 111 of the NPPF.

18. Sustainability and Climate Change

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

The precise details in relation to the scheme and its sustainability credentials will be a matter for consideration at the reserved matters stage. In addition, conditions are recommended to secure water conservation and EV charging points. A condition requiring the submission and agreement of a scheme of climate change and sustainability measures at the reserved matters stage is also recommended.

19. Refuse and recycling

Officers are satisfied that sufficient space is available to provide the required refuse and recycling storage. An informative is recommended to be attached to any approval setting out that this detail should be provided at reserved matters stage.

20. Town Council / Third Party Representations

The comments from the Town Council and Third Party Representations have been addressed within the body of this report.

21. Conclusion

The application is for outline planning permission with all matters reserved except for access and layout. Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be provided which would be of a high quality design. Officers are satisfied that the site is of a sufficient size and shape to accommodate three dwellinghouses.

Officers consider that the proposed development would be acceptable in terms of its relationship with its surroundings and that the site could accommodate three dwellinghouses (if appropriately designed) without resulting in harm to the character of the area or neighbouring buildings. The site is of sufficient size to accommodate the appropriate parking provision on site and appropriate amenity space.

The proposal is in accordance with Policies SP1, SP2, ALH1, ST1, AHN3, RE3, TD1, NE1, NE2, CC1 and CC2 of the Local Plan (Part 1) 2018), Policies DM1, DM2, DM4, DM5, DM9, DM11 and DM15 of the Local Plan (Part 2) 2023, and Policies KP1, H1, H5, BE1, BE2, BE3, BE5, TP1, TP4, NE1, NE2, NE3 and NE4 of the Chiddingfold Neighbourhood Plan August 2021, and paragraphs and 11(d), 110, 111, 126, 130 and 177 of the NPPF. As such, it is recommended that outline permission be granted.

Recommendation

That OUTLINE permission be GRANTED subject to the following conditions:

1. Condition:

Approval of the details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition:

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

Reason:

To comply with the requirements of Town and Country Planning Act 1990 (as amended).

3. Condition:

The plan numbers to which this permission relates are:

A01 – Site Location Plan

A02 Rev C – Proposed Block 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:

To provide a satisfactory standard of development in accordance with Policy

SP1 of the Waverley Local Plan (Part 1) 2018.

4. Condition:

No development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development and all hard surfacing materials hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The 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 Policy DM4 of the Local Plan (Part 2) 2023.

5. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a) An indicative programme for carrying out of the works
- b) The arrangements for public consultation and liaison during the construction works
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e) the parking of vehicles of site operatives and visitors
- f) loading and unloading of plant and materials
- g) storage of plant and materials used in constructing the development
- h) the erection and maintenance of security hoarding
- i) wheel washing facilities
- j) measures to control the emission of dust and dirt during construction
- k) a scheme for recycling/disposing of waste resulting from and construction works

Reason:

In the interests of neighbouring residential amenity, in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and Policy TD1 of the Local Plan Part 1 2018.

6. Condition:

No machinery or plant shall be operated, no demolition or construction processes carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00

Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and Policy TD1 of the Local Plan Part 1 2018.

7. Condition:

Notwithstanding the submitted Arboricultural Impact Assessment Method Statement and Tree Protection Plan (dated 14 February 2023) no development shall take place until a revised scheme for the protection of the retained trees has been submitted and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented and retained throughout the demolition and construction phase of the development.

Reason:

Required prior to the commencement of development to ensure no irreversible harm to the trees and to protect and enhance the appearance and character of the site and locality, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan 2023 (Part 2) and paragraphs 174 and 180 of the NPPF.

8. Condition:

The Local Authority shall be provided a minimum of 2 weeks written notice prior to expected commencement of demolition/construction activities. The written notice shall include visual physical evidence of ground and fence protection with associated Tree Protection Area signs and Bird Scare tags in accordance with the AMS and tree protection plan. This information shall be submitted to the Local Planning Authority and if considered appropriate shall provide written approval for the development to proceed.

Reason:

Required prior to the commencement of development to ensure no irreversible harm to the trees and to protect and enhance the appearance and character of the site and locality, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan 2023 (Part 2) and paragraphs 174 and 180 of the NPPF.

9. Condition:

No development shall take place until a set of monitoring requirements have been submitted and approved in writing to the Local Planning Authority, to include

- a. Name of appointed arboriculturist/representative responsible for site monitoring
- b. Report structure of the site monitoring of approved tree and ground protection

measures

- c. Detail of Monitoring frequency throughout the demolition/construction period
- d. Detail the process to inform the Local Authority of AMS and TPP amendments.
- e. Detail the process to inform the Local Authority of remediation measures to rectify identified damage.

The development shall be carried out in accordance with the approved details.

Reason:

Required prior to the commencement of development to ensure no irreversible harm to the trees and to protect and enhance the appearance and character of the site and locality, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan 2023 (Part 2) and paragraphs 174 and 180 of the NPPF.

10. Condition:

The development hereby approved shall not be occupied until a 5-year landscape scheme including method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees and future growth impacts upon development in accordance with BS5837 (2012) Section has been submitted to the Local Planning Authority in writing. The scheme shall include the following information:

- a) Scaled plan showing location of new trees, plants
- b) For new trees annotate on the plan their maximum mature canopy size
- c) List the species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)
- d) Detail planting pits of trees, include dimensions and associated hardware, their method of support and protection.
- e) Provide a method of irrigation, and detail the frequency and dosage rates. This may vary dependant on peak growing times and dry/drought periods.
- f) For restricted hard surfaced areas such as Highways;
 - a. Maximum soil volumes for planted trees at their mature sizes
 - b. Detail of specialised underground growing cells/void structures
 - c. Location of new and existing services, conduits/pipes/cables/drainage/suds. These should be placed outside the influence of growing roots.
 - d. Detail surfaces to be placed within future growth of existing and planted trees. The surfaces should be appropriate near to trees to allow for some flexibility, root respiration and water percolation.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 Policy DM11 of Local Plan (Part 2) 2023.

11. Condition:

Prior to the implementation of the 5-year landscape scheme, details of its monitoring and provision of post planting care in accordance with BS 8545:2014 shall be submitted to the Local Planning Authority for approval. The detail of the monitoring and post planting maintenance shall include:

- a) Contact detail/s of the person/s qualified with resources to undertake the tasks
- b) Frequency of regular plant health and condition assessments
- c) Regular weed control and mulch application
- d) Method of ascertaining soil dryness to determine appropriate increase of irrigation
- e) Removal of supports and growing tubes after tree establishment
- f) Purchase and plant trees found diseased/dead

This Condition shall be fully discharged upon submitting a completed 5-year management report to include; photographs of established trees on site and other successful plantings within the final year of the approved 5 year landscape scheme.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 Policy DM11 of Local Plan (Part 2) 2023.

12. Condition:

No development shall take place until an Ecology Enhancement Strategy and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The Ecology Enhancement Strategy shall demonstrate how the proposed development will provide space for nature, and gains for biodiversity. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason:

Required prior to commencement to ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

13. Condition:

Any reserved matters application shall be accompanied by a Sensitive Lighting Management Plan which shall be approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved details.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

14. Condition:

The development hereby approved shall not be first occupied unless and until the proposed modified access to Ridgley Road has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

Required 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 NPPF 2021.

15. 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. A02 Rev C) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

Required 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 NPPF 2021.

16. Condition:

The development hereby approved shall not be first occupied unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose.

Reason:

Required 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 NPPF 2021.

17. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2

connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority

Reason:

The above condition is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

18. Condition:

Any reserved matters application shall be accompanied by a scheme of climate change and sustainability measures which shall be approved in writing by the Local Planning Authority. The scheme shall have regard for the content of the Council's Climate Change and Sustainability Supplementary Planning Document (2022). The development shall be carried out strictly in accordance with the approved details.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of the Local Plan (Part 2) and the Council's Climate Change and Sustainability SPD 2022.

19. 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).

Informatives:

1. Community Infrastructure Levy (CIL)- - The Waverley Borough Council CIL Charging Schedule came into effect from 1 March 2019. - - Where CIL liable development is approved in outline on or after 1 March 2019 the liability to pay CIL arises at the time when reserved matters approval is issued.- - For further

information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
4. 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).

Appendix A

Proposed Block Plan



Section Plan

