

WA/2021/01837 – Outline Application for erection of up to 12 dwellings and associated works with all matters reserved (as amended by drainage information received 20/08/2021, amended plans and transport statement received 02/11/2022 and drainage and arboricultural information received 17/03/2023) (amended description) at LAND CENTRED COORDINATES 506215 140275 SOUTH OF AMLETS LANE NORTH OF RUSSET GROVE CRANLEIGH

Applicant: Land & Partners (Southern) Limited
Parish: Cranleigh
Ward: Shamley Green and Cranleigh North
Grid Reference: E: 506215.83
N: 140275.19
Case Officer: Philippa Smyth
Neighbour Notification Expiry Date: 20/08/2021
Extended Expiry Date: TBC
Committee Meeting Date: Planning Committee 26th July 2023

RECOMMENDATION A

That delegated authority be granted to the Executive Head of Planning Development to grant outline planning permission, subject to:

(i) the completion of a Section 106 legal agreement within 6 months of a resolution to grant to secure the provision of affordable housing, access to and maintenance of play space and public open space, conditions and informatives.

(ii) the imposition of the conditions set out in the report and any additional/amended conditions deemed necessary by the Executive Head of Planning Development.

RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met, permission be refused on the grounds of lack of a legal agreement to secure the matters listed in recommendation A.

1. Summary

This application was considered by the Eastern Area Planning Committee on the 19th April 2023. The Committee resolved to DEFER the application, pending further detail regarding how the proposed development would accord with Policy DM1 of the Local Plan (Part 2), including Biodiversity Net Gain (BNG), water quality and climate change. The Committee also asked for further consideration of water supply in the area.

This report presents firstly, the additional information to address the reasons for deferral, together with the officer's report, as presented previously.

Officers highlight that this is an outline application, with all matters reserved for future consideration. It is the principle of the development that the Committee is being asked to consider. The details of the proposed development would be the subject of reserved matters application, should outline permission be granted.

With regard to Biodiversity Net Gain, as required by Policy DM1 of the Local Plan (Part 2) 2023, and following advice from Surrey Wildlife Trust, Officers are recommending an addition to the requirements of the suggested Landscape and Ecological Management Plan (LEMP) condition (Condition 10), as detailed below. A further condition has also been recommended to ensure that BNG is delivered in perpetuity (over 30 years).

2. Update to the Officers Report

Compliance with Policy DM1 of Local Plan (Part 2) 2023

Policy DM1 sets out that development should:

a) Avoid significant harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk. If significant environmental impacts from development cannot be avoided, adequately mitigated, or, as a last resort compensated for, then planning permission should normally be refused;

- The proposal would introduce a residential development adjacent to existing residential uses. The quantum of development proposed is considered to not result in harm to the health and amenity of adjacent occupants of land and buildings.
- Recommended Condition 18 requires the submission of a Construction Environmental Management Plan prior to the commencement of

development. This covers matters such as pollution, light, noise, dust, vibration, and odour during the construction process.

- Recommended Condition 6 requires the submission of a surface water drainage scheme to ensure there is no increase in flood risk.

b) Not cause a deterioration to the environment by virtue of potential pollution of air, soil or water, including that arising from the storage and use of hazardous substances, while seeking opportunities to improve air and water quality where possible;

- The proposed residential use is not considered to introduce a use that would result in material harm by way of pollution to air, soil or water.
- As set out above, recommended Condition 18 requires the submission of a Construction Environmental Management Plan prior to the commencement of development. Officers consider that this condition would ensure that the construction process would not result in pollution to the air, soil or water. It also requires detail regarding the storage of plant and materials as well as loading and unloading.

c) Not cause harm or damage to existing environmental assets such as areas of ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets;

- The proposal would not result in harm to existing environmental assets such as areas of ecological, geological, townscape, or landscape value as discussed in relevant sections within the report below.

d) Integrate effectively with existing development and not result in unreasonable restrictions on existing businesses or facilities. Where there is likely to be a conflict between proposed development and existing uses nearby, the agent of change should provide suitable mitigation prior to its completion;

- The proposal would not result in unreasonable restrictions on existing businesses or facilities.

e) In areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures;

- The proposal is not in an area of likely land contamination. As such, no concern is raised.

f) *Avoid exacerbating climate change and damage to the environment caused by the emission of greenhouse gases by seeking to minimise these;*

- As per the report below, there are recommended Conditions which require certain energy efficiency and climate change measures:
 - Condition 13 requires a scheme of Electric Vehicle Charging Points to be submitted, agreed and implemented, prior to occupation.
 - Condition 14 requires the submission of a scheme of climate change and sustainability measures to be submitted with any Reserved Matters application (should outline permission be granted) and that the scheme is approved prior to the commencement of any above ground development.
 - Condition 15 is an 'in compliance' condition requires that the new dwellings shall meet the requirement of 110 litres of water per person per day.
- In addition, since the publication of the original agenda, the applicant has provided a document entitled 'Supplementary Sustainability Statement' dated June 2023. This concludes the following:
 - Climate Mitigation - The scheme will meet and likely exceed building regulations standards by adopting a hierarchical approach to energy and carbon. A hierarchy is set out in the statement which will be followed at reserved matters stage.
 - Climate Change Adaptation - The scheme is located within a low flood risk zone. A sustainable drainage scheme has been developed which will enable the development to ensure greenfield runoff rates are not exceeded and climate change is accounted for in the volume of attenuation in the SuDS scheme.
 - Sustainable Transport - The scheme incorporates a range of transport measures to reduce dependence on car use. This will include space for the secure storage of cycles and connections to the pedestrian and cycle network.
 - Waste and Resources – To manage the impacts of waste arisings in construction, options for sustainable material management will be considered as part of a wider Construction Environmental Management Plan, required by condition. In operation the scheme will incorporate sufficient waste storage to enable the collection by the local authority.
 - Environmental Protection – The scheme will ensure the appropriate control of any potential environmental effects. Noise and air quality have been considered and mitigation put forward to reduce the potential effects in construction. Furthermore, the scheme will be designed to limit light pollution.

g) *Follow the mitigation hierarchy set out in DM1 a) to:*

- i. *avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021. The biodiversity net gain should be compared to the baseline and calculated using the most up to date national Biodiversity Metric;*
- ii. *protect and enhance geological assets.*

- Since the Committee meeting, the applicant has provided additional information on how the scheme will deliver a minimum of 10% Biodiversity Net Gain (BNG) as part of the proposed development.
- Surrey Wildlife Trust (SWT) has provided additional advice to the Council and reviewed the following reports:
 - Biodiversity Net Gain (Samsara Ecology, June 2023).
 - Biodiversity Metric 4.0 (Samsara Ecology, June 2023)
 - Indicative Masterplan Housing Layout (Niche Architects LLP, December 2022)
 - Ecological Impact Assessment (Samsara Ecology, November 2020).
 - Design and Access Statement (Land & Partners, April 2021)
 - Biodiversity Annotations over Illustrative Layout (Indicative Masterplan Housing Layout) (Niche Architects LLP).
 - Biodiversity Metric 4.0 – Technical Annex 1 – Condition Assessments (Samsara Ecology, July 2023).
 - Biodiversity Metric 4.0_Cranleigh East_Modified (Samsara Ecology, July 2023).
- SWT advise that the submitted *Biodiversity Metric 4.0 – Calculation Tool* (hereafter referred to as 'Metric') details that the proposal has the feasibility to provide a net gain in biodiversity units for linear (hedgerow) and area habitats. The net gain in biodiversity units for linear and area habitats is assessed to be more than +10%, with trading rules satisfied.
- Trading rules are now satisfied as the applicant's ecologist, Samsara Ecology, has used professional judgement to conclude that the baseline of the application site could be assessed as being modified grassland in a moderate condition. Since the initial consultation of the 9th June 2023, the Metric has also been updated to include linear baseline and post development habitat. The location of proposed green roofs and 140 linear metre hedgerow is provided on the 'Biodiversity Annotations over Illustrative Layout' drawing provided by the Agent on the 5th July 2023.
- SWT note the proposed location of the new 140 linear metre hedgerow which includes a mix of native species. If planted and managed correctly, then this could provide a good habitat corridor across the north and northwest of the application site, between the new woodland buffer and the western perimeter of the application site.
- Recommended Condition 10 requires the submission of a Landscape Ecological Management Plan (LEMP). As set out in section 5 below, Officers recommend, following SWT's advice that the LEMP should also include the

submission of a final BNG plan and clarifying that the LEMP should be written or approved by a suitably qualified ecologist. Condition 10 is recommended to be amended and a further condition added to require BNG delivery.

h) Avoid negative impacts of light pollution from artificial sources on local amenity, intrinsically dark landscapes and nature conservation.

- As the application is in outline form, with all matters reserved, the proposed levels of glazing and dwelling arrangement is not for consideration at this stage and would be assessed at the relevant reserved matters stage. The application site is not located within a Dark Skies reserve and is not located within the Surrey Hills AONB.
- Recommended Condition 11 requires the submission of a 'Sensitive Lighting Management Plan' with any Reserved Matters application.

3. Water quality

Thames Water, as the statutory undertaker for water, has raised no concerns with the quality of the water supplied.

4. Water supply

Members resolved to defer the application pending further evidence regarding water supply in the area. Since the Committee meeting, Officers have liaised with Thames Water.

In an email dated 8th June 2023, Thames Water advised the following:

In terms of this particular development, Thames Water do not anticipate there being local network capacity issues preventing its connection to the supply system, however, and as for all potential development, local network flow and pressure tests will be undertaken to ensure suitability and identify, if required, any additional network upgrades to accommodate.

The Cranleigh area has historically been vulnerable to supply interruptions, due to it being supplied solely by Netley Mill Water Treatment Works and existing within an 'island zone' (i.e. with no current means of alternative water supply resilience in the event of an unplanned, prolonged water treatment works outage).

There are plans to address this resilience concern going forward. The most notable planned investment is for a new transfer main from the western part of Thames Water's water supply area. This is expected to provide sufficient volumes of additional water supply into the Netley Supply Zone, to mitigate outage events and support longer term growth in demand. This new main is

being delivered as part of Thames Water's AMP7 Investment Period, covering 2020 to 2025. The proposal is currently in the detailed design phase.

This investment will reduce the risk of supply interruptions to customers within the Cranleigh area (and all areas supply by Netley Water Treatment Works).

The Council responded to Thames Water's consultation on the draft Water Resources Management Plan 2024 (WRMP24) and raised a number of matters including environmental improvements, resilience to drought and climate change and flexibility for anticipated growth in population.

Since the resolution to defer the application, the applicant has provided a Technical Note by Patrick Parsons dated 14th June 2023 which sets out that: The application has no objections from Thames Water who, under the Water Act, have a legal duty to provide infrastructure to serve development. Recent appeal decisions in the district where sewage capacity has been raised have clarified that sewerage capacity and water supply are matters outside the scope of those proposals and would need to be addressed on behalf of existing and any future residents by the local statutory provider, in this case Thames Water.

Thames Water has a clear programme in place to increase foul drainage capacity and improve water supply in Cranleigh. This is designed to accommodate growth as Cranleigh is a location to which development is directed in the Local Plan. The scale of the development proposed in this application of up to 12 homes is such that Thames Water have not raised issue with regards to capacity. Nonetheless, based on Thames Water's schedule it is likely that the dwellings proposed within this application would not be occupied until after the works have been completed. The schedule that Thames Water is working to (within AMP7) indicates that upgrades will be complete by 2025.

Appended to the Technical Note is Thames Water's Groundwater Impacted System Management Plan for Cranleigh dated November 2021 and the minutes of a meeting between Thames Water and councillors from Surrey County Council, Waverley Borough Council and Cranleigh Parish Council on 28th November 2022. In this meeting, the planned upgrade works were discussed as well as some of the issues that were experienced by residents.

5. Update to Condition 10

As set out in the summary and in section 2 above, in light of the additional advice received, Officers recommend a minor amendment to the wording of the LEMP condition to require the inclusion of a final Biodiversity Net Gain plan. It also specifies the requirement for the document to be written or approved by a suitably qualified and experienced ecologist. The revised wording is as follows:

- Any reserved matters application shall be accompanied by a 'Landscape and Ecological Management Plan' (LEMP) to include details of:
 - a) Description and evaluation of features to be managed, including the adjacent woodland and nearby ancient woodland, and a plan showing the location of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified,
 - k) A final Biodiversity Gain Plan.

which shall be approved in writing by the local planning authority. The LEMP shall be written or approved by a suitably qualified and experienced ecologist. The development shall be carried out strictly in accordance with the approved details.

Further, an additional condition is recommended which sets out the requirements of the Biodiversity Net Gain and Monitoring and Management Plan. The suggested wording is as follows:

- No development shall take place (including demolition, ground works, vegetation clearance) until a Biodiversity Net Gain Monitoring and Management Plan covering a period of 30 years from commencement of development has been submitted to and approved in writing by the local planning authority. The Biodiversity Net Gain Monitoring and Management Plan shall include:
 - a. Methods for delivering BNG
 - b. Roles, responsibilities and competency requirements for delivery of BNG during and after construction
 - c. Detail legal, financial and other resources required for delivery of BNG
 - d. Description of the habitats to be managed
 - e. Ecological trends and constraints on site that might influence management

- f. Clear timed and measurable objectives in the short, medium and long-terms for BNG detail objectives for all habitats (target conditions)and define key indicators to measure success
- g. Define appropriate management options and actions for achieving aims and objectives
- h. A commitment to adaptive management in response to monitoring to secure the intended biodiversity outcomes
- i. Preparation of a work schedule
- j. Details for a formal review process when objectives are not fully reached
- k. Key milestones for reviewing the monitoring
- l. Establish a standard format for collection of monitoring data to make it repeatable and consistent including methods, frequency and timing
- m. Identify and define set monitoring points(representing the key habitats on site)where photographs can be taken as part of monitoring to record the status of habitats on site and
- n. Detail reporting procedures

The monitoring and associated reports shall be undertaken and provided to the LPA as a minimum in years 2,5,10,20 and 30 from commencement of the development.

Reason: To ensure the development delivers a minimum of 10% uplift in the sites biodiversity value in accordance with the policies of the Waverley Local Plan.

6. Representations update

Since the publication of the original agenda, there has been 1 letter of objection raising the following points:

- The principle of the residential development in this countryside location is unacceptable, in light of the policies contained in the recently adopted Local Plan Part 2;
- The creation of such a substantial development will result in the overdevelopment of the site and have an adverse impact on surrounding landscape;
- Increased flood risk from surface water run off;
- As a result of the nature of the use, as well as the intensive use of internal and external areas. It will severely harm the level of residential amenity enjoyed by nearby residential properties.

All other matters are addressed in the remainder of the report, below.

7. Background

This application was presented to the Eastern Area Planning Committee on 19th April 2023 at the request of the then Ward Member, Councillor Chris Howard. The planning reasons for call in relate to the impact on the AONB, traffic, trees and ecology, as well as the level of public interest.

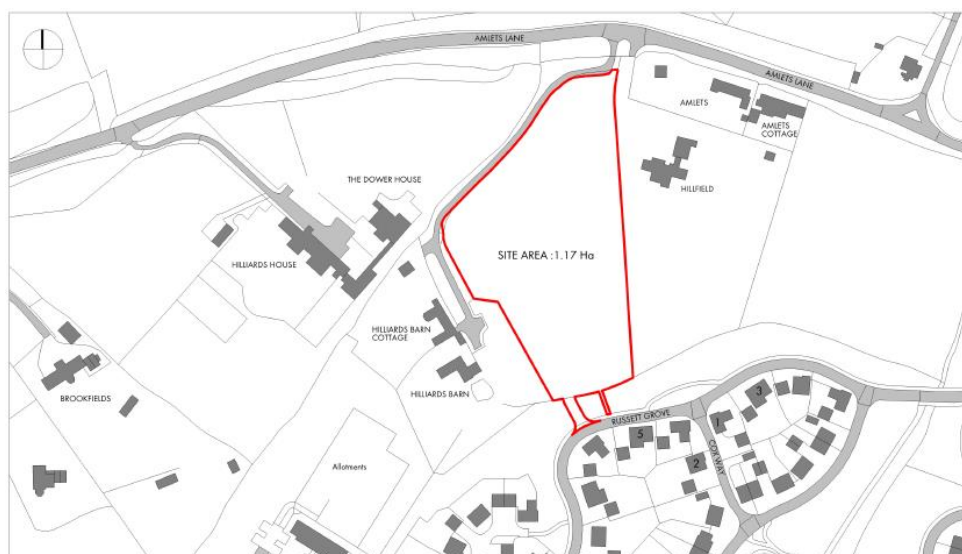
The application seeks outline permission for the erection of up to 12 dwellings and associated works with all matters reserved. Scale, appearance layout, access, landscaping would be determined at a later date. The proposed development would include 4 affordable units (33.33%).

The Surrey Hills AONB Adviser agrees with the applicants' Landscape and Visual Appraisal which addresses the issue of the setting of the AONB that there would be no harm caused. It is considered that there is likely to be limited intervisibility between the proposed development and the AONB mainly because of tree cover. Long distance views, if any, from the higher ground to the north would be extremely limited, long distance and be within a wider complex panoramic view, including that of Cranleigh.

The County Highway Authority, Surrey Wildlife Trust and the Lead Local Flood Authority have raised no objection, subject to conditions. The Council's Tree Officer has been consulted on the proposal and has made some suggestions for future landscaping.

Given the outline nature of the proposal, Officers are satisfied that, subject to the approval of future reserved matters, that the proposed development could be accommodated on the site. As such, the proposal is recommended for approval.

8. Location Plan



9. Site Description

The application site measures (as plotted) 10846.662 square metres (sq.m) and is located to the south of Amlets Lane, outside of the Cranleigh settlement boundary.

The site comprises an open field which is used by dog walkers, with mature vegetation on the boundaries.

The site directly abuts recent residential development sites at Russet Grove and Bramley Vale, to the south. To the east and west are large residential properties set in large, spacious plots.

The north-western edge of the site is bound by an access track which serves Hillards Barn and Hillards Barn Cottage.

The site is largely flat.

10. Proposal

This is an outline application with all matters reserved for the erection of up to 12 dwellings, and associated works. 4 of the dwellings would be affordable (33.3%). All detailed design considerations would be considered and determined at Reserved Matters stage.

Whilst all matters are reserved for future consideration, an amended indicative site plan was submitted and, following discussions with Officers, one dwelling was removed from the proposal (originally submitted for up to 13 dwellings) and the indicative layout amended considerably.

The amended indicative site plan shows a curved access road, from Russet Grove to the south, with a loop at the northern end and a pedestrian access path running through the site. As indicated, the SuDS elements would be central to the site with all dwellings facing the centre.

The indicative plan shows a 'play area'. The development would be required to provide a LEAP and LAP and this would be a matter for future consideration.

Owing to the outline nature of the application, no market housing mix is proposed at this stage. The affordable mix would be 3 2-bed and 1 3-bed units.

Additional arboricultural information was submitted during the course of the application.

11. Head of Terms

The proposal is chargeable development and will be liable to pay Community Infrastructure Levy (CIL). However, the following contributions and measures are

required to make the development acceptable (secured via a S106 agreement), in addition to the CIL contribution:

SuDs and Open Spaces:

- Future ownership, management and maintenance of on-site SuDS.
- Setting up a community trust for the future ownership, management and maintenance of public open space and play facilities provision.
- Requirement that the open space and play facilities remain public.

Affordable housing provision:

- 33.33% affordable housing
- Mix and tenures to be secured (see details set out in Affordable Housing section of report)

12 Relevant Planning History

No relevant planning history on this site.

13 Planning Policy Constraints

Countryside Beyond the Green Belt

Ancient Woodland 500m Buffer Zone

TPO - 11/16 (on southern boundary)

14 Development Plan Policies and Guidance

The relevant development plan policies comprise:

- Waverley Borough Local Plan, Part 1: Strategic policies and sites (adopted February 2018):
 - RE1 Countryside beyond the Green Belt
 - RE3 Landscape Character
 - TD1 Townscape and Design
 - NE1 Biodiversity and Geological Conservation
 - NE2 Green and Blue Infrastructure
 - SP1 Presumption in Favour of Sustainable Development
 - SP2 Spatial Strategy
 - ICS1 Infrastructure and Community Facilities

AHN1 Affordable Housing on Development Sites
AHN3 Housing Types and Size
ALH1 The Amount and Location of Housing
ST1 Sustainable Transport
CC1 Climate Change
CC2 Sustainable Construction
CC3 Renewable Energy Development
CC4 Flood Risk Management
HA1 Protection of Heritage Assets

- Waverley Borough Local Plan, Part 2: Site Allocations and Development Management Policies (adopted March 2023):
 - DM1 Environmental Implications of Development
 - DM2 Climate Change and Energy Efficiency
 - DM3 Water Supply and Wastewater
 - DM4 Quality Places through Design
 - DM5: Safeguarding Amenity
 - DM6: Public Realm
 - DM7: Safer Places
 - DM8: Comprehensive Development
 - DM9: Accessibility and Transport
 - DM11: Trees, Woodland, Hedgerows and Landscaping
 - DM15: Development in rural areas
 - DM25: Archaeology
 - DM28: Access and Servicing
 - DM34: Access to the Countryside
 - DM36: Self-build and Custom Housebuilding

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

Other guidance:

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)

- o Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- o Surrey Hills Management Plan (2020-2025)
- o Employment Land Review (2016)
- o Council's Economic Strategy 2015-2020
- o National Design Guide (2019)
- o Cranleigh Design Statement (2008)
- o Climate Change and Sustainability Supplementary Planning Document (October 2022)

15 Consultations and Town/Parish Council Comments

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| <p>Cranleigh Parish Council</p> | <p>NO OBJECTION – Members would like to raise the following concerns and comments:</p> <ul style="list-style-type: none"> • A flood mitigation plan should be submitted that considers and addresses the local and further afield flooding impact the site and mitigation measures will have. • An appropriate traffic management plan should be submitted to minimise the impact of noise and construction traffic to Amlets Lane and Russet Grove residents, with set construction times to be adhered to. This should include an agreement that any remedial works needed to Russet Grove during and after the construction of the 13 dwellings should be made by the developer and not the Russet Grove residents. • The impact to local health and safety should be taken into account as there is no path for pedestrians to use in this area. • Within the site consideration needs to be given to the potential for cars to be parked on the road and the impact this will have on the refuse trucks access to the area. |
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| | <ul style="list-style-type: none"> • Before, during and after construction consideration needs to be given to the local environment to ensure there is minimal damage to the environment and local wildlife, with particular concern to the local bat population. • Following construction in other areas of Cranleigh consideration needs to be given to the impact on the wider infrastructure due to the increased demand on water, sewage and road networks. • The wider environmental impact was noted due to the increasing journey times with more vehicles at a standstill for longer periods of time and having very little to no improvement to the road network since the increase in housing. • Members recognise the concerns raised by the residents for a greater understanding of the impact and the need for a green barrier. • Members would like electrical charging points included on the site. |
| Natural England | No comments to make on application. |
| Environment Agency | No comments received. |
| Lead Local Flood Authority | No objection, subject to conditions. |
| Surrey Wildlife Trust | No objection, subject to conditions. |
| Thames Water Utilities | No objection. |
| South East Water | No comments received. |
| Southern Water | The development site is not located within Southern Water's statutory area for water supply and drainage services. Please contact the relevant statutory undertaker. |
| Council's Environmental Health Officer | No objection, subject to conditions. |

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| Council's Housing Enabling Team | Provides advice. |
| Surrey Police Designing Out Crime Officer | Requests that consideration is given to requiring for the development to achieve a Secure by Design accreditation. |
| County Highway Authority | No objection, subject to conditions. |
| County Archaeologist | No objection, subject to conditions. |
| Council's Economic Development Team | This application has no employment land loss implications or Economic Development impact. |
| Forestry Commission | Refer to standing advice. |
| Surrey Hills AONB Advisor | No objection. |

16 Representations

82 letters (from 62 addresses) have been received raising objection on the following grounds:

Landscape and visual amenity:

- More loss of green space.
- Character of the proposed new buildings are not in keeping with Cranleigh village.
- Overdevelopment of the site.
- Density much greater than Russet Grove development.
- Harmful urbanisation of the countryside.
- Would further enlarge the built-up area of Cranleigh towards the boundary of the Surrey Hills AONB.
- Policy (RE3) of the adopted Local Plan notes the setting of the Surrey Hills AONB will be protected where development outside its boundaries would harm public views from or into the AONB.
- Cranleigh should remain a gateway to the Surrey Hills.
- Site is visible from Surrey Hills AONB.
- Will detract from the surroundings and the parkland feel of the existing estate.
- Adding to the density of housing along Amlets Lane is making the whole length of it inappropriately urban in character.

Access and parking:

- Safety concerns for pedestrians and vehicles.

- Russet Grove should not be a through road.
- Russet Grove is a private road and not adopted by the Council.
- Access point would be opposite a dangerous blind corner.
- Traffic pollution
- Congestion
- Poorly maintained roads
- Visibility on Amlets Lane is poor owing to winding nature and mature vegetation.
- Amlets Lane is already a very busy road and is ill equipped to cope with increased traffic from further developments.
- Issue with Russet Grove / Bramley Vale junction.
- Existing development poorly designed for pedestrian access.
- An increase in delivery vans, some of whom drive at speed, can only add to the danger.
- Additional repair/maintenance costs for existing road and drainage network which will be under more pressure because of additional heavy site traffic as well long-term residents/visitors from new site to existing.
- The arrival of silent electric vehicles in the future does not bode well from a safety viewpoint.
- Conflict between construction vehicle and existing users which can only be averted by a second access onto the proposed development from Amlets Lane.

Existing land use:

- The existing land use is agricultural.
- Land is historically agricultural but no contamination report.

Trees and ecology:

- Destruction of wildlife habitats
- Adverse impact on biodiversity and nature
- Felling of mature trees to make an access.
- TPO a pointless exercise of developers can override.
- Trees lost through construction process.
- No trees were found to be in such a condition that their removal is recommended irrespective of the outcome of this proposal.
- Mitigation plan relies on landscaping in Russet Grove but the proposal removes landscaping/wildlife buffer.
- (Ecology) report states only valid 1 year, an updated survey is therefore required.
- No significant landscape buffer is proposed.
- Landscaping should not be a reserved matter.

- Removal of trees would be against previous conditions on adjacent developments.
- Adjacent development was required to provide SANG.

Design and layout:

- Proposed play area too close to road.

Flooding and drainage:

- Site is impermeable weald clay and infiltration is not feasible. Increased runoff is directed towards length of western boundary.
- Drainage will cause damage to neighbouring properties.
- Permission is not given to use nearby watercourse.
- Paving and foundation material which, combined with the dense non-porous clay soil very close to the surface, would add to flood risk for the houses on Amlet's Place.
- Existing field acts as a water meadow, providing absorption and drainage.
- Has any work been done to independently and comprehensively assess the possibility of flooding?
- The Lead Local Flood Authority have objected to the proposal.

Infrastructure:

- The area cannot accommodate more houses and residents.
- Local health centre is inundated.
- No school place available.
- Sewers are bursting and filling local ditches.
- Water pipes are frequently bursting.
- Flooding in the area.
- Developer must contribute to roads, schools and leisure facilities in the area in some way.
- Insufficient water supply in Cranleigh.
- In the Thames Water response they can only aim to provide these new homes with adequate pressure, it's not guaranteed.

Residential amenity:

- Adverse effect on existing dwellings on Russet Grove.
- Loss of light
- Overlooking and loss of privacy
- Noise and disturbance
- Disturbance from headlights

- Light pollution
- Residents will be subjected once again to the unacceptable levels of noise, disruption and construction dust - which is also harmful to health.
- The garden fences go right up to the driveway along the north edge removing privacy and resulting in an enclosed/narrow/dark driveway that puts our safety at risk.

Heritage:

- Have sufficient archaeological surveys been made?
- The County Archaeologist has objected to the proposal.

Policy:

- The Government is reviewing its 'bulldozer' housing policy.
- This is Green Belt and the presumption should be in favour of brown belt.
- Cranleigh has had more than its fair share of new developments in recent years.
- The council should never have allowed these properties to have been built so close to the road if they were going to allow further development in the vicinity.
- Cranleigh has reached its target for new housing.
- Cranleigh has done enough to take up the slack re planning requirements.
- This proposal is on a greenfield site that conflicts with the National Policy Planning Framework.
- Support for new housing stock re council housing, cannot be justified as this is not for affordable housing.
- These 'must-build' housing targets at odds with net zero carbon emissions by 2050 enshrined in The Climate Change Act, as amended in 2019.
- Draft Local Plan Part 2 does not include this site in the settlement boundary of Cranleigh.
- This is in breach of planning provisions.
- This site was NOT indicated on the Neighbourhood Plan as a potential site.
- The Council's performance in the Housing Delivery test (2021) was that it delivered 98% of its housing target.
- The Inspector concluded in relation to Lower Weybourne that non-compliance with policy RE1 (and other policies) outweighed the benefits of the development.

- Waverley Borough Council should be doing more to protect the remaining countryside, especially on sites that border areas of ANOB and AGLV and within ancient woodland buffer zones.
- Changes are being made to housing targets and we believe these changes remove the need the developer states within their application and that the local authority now has more control when deciding upon applications like this one. Waverley Borough Council should take these upcoming changes into account.
- The process used for site assessments also appears inaccurate and flawed.

Procedure:

- Amended plans make no difference.
- We should have been informed individually of this new site as we are all effected by its existence.
- If wasn't for friendly neighbours pointing this out, we would have been none the wiser (crafty).
- The site depicted is far larger than reality and encompasses land owned by neighbouring properties.
- The new plans are not sufficiently detailed to ascertain the style, character, size of the houses or the number of affordable houses being proposed and doesn't appear to be a complete outline application in its current form.

Other:

- The developer and Planners may wish to give consideration to, is exactly why so many of the home owners on this development actually chose to live here in the first place.
- Hope that the dwellings will actually be affordable.
- Residents of Amlets Place were told that there would only be 2 phases of development.
- At no time was there any suggestion that the layout of the development would be extended or that additional access would be allowed.
- If permission is required of the Management Company too then am confident that this would not be forthcoming.
- This will set a precedent.
- There is an existing playground in the area, in a much quieter, safer position proposing a play area, is merely box ticking however the suggested location is adjacent to a noted busy road.
- This development is not for the good of the local people, it is a money making scheme.
- No confidence is previous developer.

- Amlets Place is a private estate and so access should not be granted anyway.

3 letters (from 3 addresses) have been received in support of the application, making the following points:

- 13 new houses will be beneficial to the area and to those of us that live on Amlets Place a few more cars would be fine.
- Amlets Lane would be fine as traffic there is never bad.
- There is a demand for housing in this area.
- The wildlife have plenty of places around the local area.
- Will bring more customers into the area.

17 Determining Issues

Planning considerations for outline application

The application seeks permission for 12 dwellings with all matters reserved for future consideration. As such, the applicant is seeking a determination from the Council on the principle of the residential development.

Future application(s) for the approval of reserved matters would seek approval for the following:

- **Access** – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **Appearance** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- **Landscaping** – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- **Layout** – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- **Scale** – the height, width and length of each building proposed within the development in relation to its surroundings.

The current application provides indicative details in respect of layout and access to demonstrate how the site could be accessed and accommodate up to 12 dwellings.

18 Location of Development

Policy SP2 of the Local Plan (Part 1) 2018 refers to the Council's Spatial Strategy to 2032 and the need to maintain Waverley's character whilst ensuring development needs are met in a sustainable manner. Policy SP2 sets out the following:

- Major development on land of the highest amenity value will be avoided
- Development will be focused at the four main settlements
- Moderate levels of development will be allowed in larger villages
- Limited levels of development will be allowed in and around other specified villages
- Modest levels of development will be allowed in all other villages.
- Opportunities for the redevelopment of suitable brownfield sites will be maximised.
- Strategic and Non-Strategic sites will be identified and allocated through Local Plan (Part 2) and Neighbourhood Plans
- Infrastructure, where needed, will be provided alongside new development including funding through the Community Infrastructure Levy (CIL)

The subtext to Policy SP2 sets out that the first focus for new housing and other development will be within the four main settlements of Farnham, Godalming, Haslemere and Cranleigh. This best meets the objectives of securing sustainable development and meeting national planning objectives. These settlements have the best range of jobs, services and other facilities, although each has a distinctive individual character. However, it is recognised that there is a limit to which sites within existing settlements can meet the Borough's needs for development, particularly new homes. Therefore, it will be necessary to allow some expansion of settlements through the development of suitable sites on the edges of settlements. Again, the primary focus for this expansion of settlements will be at the main settlements. The Council's strategy also seeks to protect the Green Belt within Waverley and to safeguard the Surrey Hills Area of Outstanding Natural Beauty (AONB). As a result, the scope for expansion in Godalming and Haslemere is more limited than in Farnham and Cranleigh, because Godalming and Haslemere are much more tightly constrained by these important designations.

It is recognised that the application site is located outside of the Cranleigh settlement boundary. However, Policy DM15 of the Local Plan (Part 2) sites the settlement boundary to the southern boundary of the site, therefore the application site directly abuts the settlement boundary. In this regard, the proposal would constitute a development on the edge of one of the borough's main settlements, outside of the Green Belt and the AONB. Given the site's proximity to facilities and services, it is considered that the site is in a sustainable and non-isolated location for the provision of residential development.

19 Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 20 February 2023 on 28 February 2023. The Council calculates it currently has 4.28 years' worth of housing land supply. Although the housing land supply position is below 5-years, it remains the case that the Council cannot demonstrate a Five-Year Housing Land Supply, paragraph 11 (d) of the NPPF 21 is engaged via footnote 8.

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.

20 Cranleigh Neighbourhood Plan

Cranleigh Neighbourhood Plan was published for Regulation 14 consultation 12 February 2019 – 26 March 2019. It was submitted for independent public examination in early 2020. The independent examiner had suggested a number of minor amendments, which have been addressed in the latest draft of the Neighbourhood Plan. However, two of the three sites allocated in the Neighbourhood Plan on Cranleigh Primary School land were then withdrawn by Surrey County Council. This meant that the Neighbourhood Plan could no longer meet Waverley Borough Council's site allocation housing numbers for the Local Plan. As such, the plan was withdrawn from Examination pending a revised site allocation.

Between 27 August 2021 and 15 October 2021, the Pre-Submission Cranleigh Neighbourhood Development Plan 2021 was consulted on in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Since that time, it has been necessary to significantly amend policies relating to the housing strategy and site allocation.

The latest iteration of the Cranleigh Neighbourhood Plan has recently been out for focussed Regulation 14 Consultation. This consultation ran from 03 February 2023 to 17 March 2023.

Despite the site's inclusion in earlier drafts, the application site is no longer included as a site allocation. Owing to the stage of the Neighbourhood Plan, very limited weight can be attached to it. Further, no weight can be attached to the site's inclusion in earlier versions of the plan.

21 Effect on the landscape and visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high-quality design and to be well related in size, scale and character to its surroundings.

The site is located adjacent to the AONB with the boundary being to the north of Amlets Lane.

Policy RE3 of the Local Plan (Part 1) 2018 sets out that the setting of the AONB will be protected where development outside its boundaries harms public views from or into the AONB. The site is not located in the AGLV, however.

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy P6 of the Surrey Hills AONB Management Plan (2020-2025) set out that:

'Development that would spoil the setting of the AONB by harming public views into or from the AONB will be resisted'.

It is noted that the current site is not prominent within local views from public vantage points. The existing entrance to the site, to the north, is set back from Amlets Lane and is screened somewhat by existing trees and hedgerow. The access track that serves Hilliards Barn and Hilliards Barn Cottage that runs along the north of the site is also not readily visible from Amlets Lane. The southern, eastern and western boundaries feature mature trees and hedgerow which provides some screening to the site. Glimpses of the site are possible from the existing development at Russel Grove.

The application is accompanied by a Landscape and Visual Appraisal (LVA) which addresses the issue of the setting of the AONB.

The LVA recognises that the introduction of a new residential development will result in permanent, albeit localised, changes in the landscape. The character of the landscape of the site will change from settlement edge farmland, to a

residential one with planting and open space, albeit the enclosed wooded nature and existing field pattern would be retained.

The Surrey Hills AONB Adviser has been consulted on the application and notes his agreement with the LVA's assessment and conclusions that no harm would be caused. It is considered that there is likely to be limited intervisibility between the proposed development and the AONB mainly because of tree cover. Long distance views, if any, from the higher ground to the north would be extremely limited, long distance and be within a wider complex panoramic view, including that of Cranleigh.

Whilst indicative at this stage, the AONB Adviser notes his preference that vehicular access is not to be taken from Amlets Lane where there is already and small access. The AONB Adviser notes that it is the open access to the housing estate to the east that has the greatest impact upon the setting of the AONB but in time the houses should be screened by new woodland planting. In this case, it would be as well for the applicants to include more sufficient tree planting in the northern corner of the site than in the illustrated layout to avoid any glimpse of the development through the gap from Amlets Lane.

Whilst layout is a reserved matter, Officers raised concerns with the original indicative layout submitted as it showed a dense, linear development with large areas of hardstanding that, in Officers' opinion, did not relate well to the existing settlement pattern or spatial quality of the area. Following discussions, the applicant submitted a revised indicative layout, reducing the proposed number of dwellings from up to 13 to up to 12 units. The revised indicative layout features a curved access road, in keeping with the development to the south, larger areas of open space and landscaping as well as the SuDS features running through the centre of the site. Again, whilst layout is a reserved matter for future consideration, Officers are satisfied that an acceptable layout could be achieved on site which would respect the spatial pattern and character of the development to the south. Likewise, appearance is a reserved matter. No indicative plans or elevations have been provided but this is a matter for future consideration.

Officers are satisfied that a scheme with an acceptable appearance in keeping with the site's context and character could be brought forward at a later stage. Officers conclude that an acceptable design and layout could be delivered.

Whilst the site is not a very visually prominent site, it is recognised that the development would result in a degree of localised visual harm, relating to the introduction of built form on a currently undeveloped field adjacent to an existing residential development and other residential properties. An access track, dwellings and associated hardstanding would have an urbanising impact when compared to the current status of the site. Officers consider that there would be some harm to the intrinsic character and beauty of the countryside in this regard. This would result in conflict with Policy RE1 of the Local Plan (Part 1) 2018.

However, in light of the above assessment, Officers are satisfied that the setting of the AONB would be protected as there would be limited views into the application site from the AONB. Likewise, views from the application site would also be limited owing to existing and proposed tree cover. On this basis, Officers consider that the proposal would accord with Policy RE3 of the Local Plan (Part 1) 2018.

However, as a result of the localised visual harm to the intrinsic character and beauty of the countryside, there is conflict with Policy RE1 and this will need to be weighed into the planning balance.

22 Impact on trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

Policy DM11 of the Local Plan (Part 2) 2023 sets out that development should:

- a) retain woodland, important trees, groups of trees and hedgerows;
- b) adequately protect trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;
- c) provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme;
- d) provide suitable, preferably native, species for planting and the creation of wildlife habitats, refuges and connectivity; and
- e) incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development. Proposals should include details of the long term management and maintenance of new and existing trees and landscaping.

The application is accompanied by an Arboricultural Report (Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan) by The Mayhew Consultancy dated November 2022 which was updated in March 2023.

As noted above, the submitted LVA recognises that the introduction of a new residential development will result in permanent, albeit localised, changes in the landscape. The character of the landscape of the site will change from settlement edge farmland, to a residential one with planting and open space, albeit the enclosed wooded nature and existing field pattern would be retained. The boundary trees are recognised as having a positive contribution to the local visual character.

The Council's Tree and Landscape Officer has been consulted on the proposal. There is a band of trees protected by a Tree Protection Order (TPO) on the southern boundary of the site. This is noted as 11/16 which relates to group G13 which features 3 ash and 6 oak trees.

Noting the outline nature of the proposal, access is a reserved matter. However, the indicative layout plan places the proposed access to the south of the site, on the western edge of the group TPO. The proposal would see the removal of 2 of these trees. The Arboricultural Report recognises these 2 trees – an oak and an ash - to be Category C 'unremarkable' specimens. The Council's Tree Officer notes that this should not imply that they lack significance as a component part within a high visual amenity feature with other trees forming the TPO Group regardless of their confined growing space and distorted crown formation.

The Arboricultural Report recommends the replacement of these trees once the access has been created with ground protection to ensure the soil structure is retained for good tree establishment. The Council's Tree and Landscape Officer considers this approach to be acceptable. Tree replacements should be those which would attain good height to eventually close the gap and continue to be protected by the Group TPO. The adverse exposure caused by the removal of trees from a group needs to be assessed by the tree consultant. This is a matter that would be dealt with at Reserved Matters stage.

Turning to the indicative layout, the Council's Tree and Landscape Officer raises concern in relation to the tree growth of retained trees and the impact on future residents' properties in terms of quality of life and expectations for garden space. The Arboricultural Report notes that the *'on and off-site trees will significantly add to the general amenity of the development. The degree of separation between the crowns of retained trees and proposed properties is generally good. I therefore consider that future residents will appreciate both the amenity, and the longer-term benefit these retained trees will bring to the development following its completion.'*

The Council's Tree and Landscape Officer notes particular concern regarding T14, an Oak. Despite this tree's category C status, the Oak has the capacity of reaching similar crown stature as T17. The crown could encompass 95% of garden space of Plot 4 (as shown) and is therefore likely to face future pressure by householders to cut branches back from their property. This concern is highlighted within BS5837 (2012) Section 5.3d. There is also a concern with G16 and the potential barrier to light as it consists of some conifer species. The group has a height of 18m and could become a nuisance and barrier to light for those future householders of Plots 1,2 and 3.

The indicative plan shows a woodland buffer to the north of the application site. It is unclear if this would become part of Plot 9 (as shown) or if it will be under separate ownership or maintenance. Access to this area would need to be

provided if not part of Plot 9. This would need to be clarified at reserve matters stage.

Paragraph 131 of the NPPF states that: '*planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments*'. This is supported by other recent government and local guidance such as the Environment Act 2021-biodiversity net gain and National Model Design Code which says: 'All schemes will be expected to follow national policy by achieving a 10% net gain in biodiversity. All new streets should include street trees.' Paragraph 131 also requires that: 'appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

With this in mind, the Council's Tree and Landscape Officer considers that Highway and/or other open space tree planting should be a landscape requirement for this site to ensure enhancement and sustainable green elements of existing and lost vegetation. The future landscape plan should demonstrate sufficient growing space for the development of good medium-large sized tree heights/rooting areas where they would not be compromised by future desires of residents indiscriminate cutting back of overhanging branches for light and less leaf fall.

Notwithstanding the above concerns and requirements, Officers must acknowledge that as the layout plan is only an indicative plan a full assessment of impact on existing vegetation and future landscaping all be a matter to consider as part of a reserved matters application. At reserved matters stage, the applicant would be required to demonstrate that a suitable layout could be achieved on site. Officers are satisfied that, owing to the size of the site and the quantum of development proposed, that sufficient space exists on site for an acceptable scheme to come forward in this regard.

The Council's Tree and Landscape Officer has recommended a number of conditions to be attached to any grant of permission.

On the basis of the above assessment, noting the outline nature of the proposal, Officers are satisfied that the proposal would accord with Policy NE2 of the Local Plan (Part 1) and Policy DM11 of the Local Plan (Part 2).

23 Ancient Woodland

Paragraph 180 of the NPPF 2021 sets out that, when determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless

there are wholly exceptional reasons and a suitable compensation strategy exists. A wholly exceptional reason may include infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and paragraph 180 of the NPPF.

24 Housing mix

The NPPF states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy. Policy AHN3 of the Local Plan (Part 1) 2018 sets out that proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) sets out the likely profile of household types in the housing market area. The SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

| Unit Type | 1-bed | 2-bed | 3-bed | 4+bed |
|-------------------|-------|-------|-------|-------|
| Market | 10% | 30% | 40% | 20% |
| Affordable | 40% | 30% | 25% | 5% |

In addition to the West Surrey SHMA, the published West Surrey SHMA: Waverley Addendum 2015 provides more specific information for the Borough. This includes indicative requirements for different dwelling sizes for both market and affordable housing.

Layout is a reserved matter. As such, the housing mix would be for future consideration. The applicant has not provided an indicative mix, however Officers

are satisfied that a compliant mix that could be accommodated on the site could come forward as part of a reserved matters application. This would therefore accord with the above guidance.

25 Affordable housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria and the proposal accords with this 30% requirement.

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority.

The 2015 SHMA recommends that new affordable homes be provided in a mix of 70% rent and 30% shared ownership. In addition to this, the NPPF requires 25% of the affordable housing provision on each site to be for First Homes. A First Home is a discounted market sale product sold at a 50% discount and the sale price after discount must be no higher than £250,000. In practice, due to high property prices in Waverley, this means that First Homes will be 1 and 2 bed dwellings. The Government now also requires a minimum of 10% affordable home ownership across the site (the Council's guidance of 30% of the affordable housing to be home ownership equates to only 9%). The 10% affordable home ownership and 25% First Homes requirements take precedence over the Council's SHMA recommended tenure mix. This means that in practice, the level of rented housing needs to be lower than 70%.

The application proposed 4 of the maximum 12 units to be affordable. This equates to 33.33% which exceeds the requirements of Policy AHN1. The mix would comprise 3x 2-bed units and 1x 3-bed unit.

The following tenure mix is proposed:

| | 1-bed | 2 bed | 3 bed | TOTAL |
|---|-------|-------|-------|-------|
| First Home | - | 1 | - | 1 |
| Rented (Social or Affordable capped at 70%) | - | 2 | - | 2 |
| Shared Ownership | - | - | 1 | 1 |

| | | | | |
|-------|---|---|---|---|
| TOTAL | - | 3 | 1 | 4 |
|-------|---|---|---|---|

In line with the NPPF, and the recently Adopted Affordable Housing SPD 25% of the affordable units would be for First Homes (this equates to 1 unit). 2 units would be rented (at social rent or at affordable rent capped at 70%). 1 unit would be for shared ownership. The Council’s Housing Strategy and Enabling Team confirms that the proposed mix and tenure is acceptable and in line with the Council’s adopted Affordable Homes Delivery Strategy 2022-2025. The affordable housing would be secured by S106 agreement.

Subject to these matters, the proposal would comply with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the Affordable Housing SPD.

26 Archaeology

Policy HA1 of the Local Plan (Part 1) 2018 states that the Council will ensure that the significance of heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by, inter alia, facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance.

Policy DM25 of the Local Plan (Part 2) 2023 sets out that where development involving ground disturbance is proposed on or near Scheduled Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Importance (as identified on the Adopted Policies Map) or on any site exceeding 0.4 hectares, an initial assessment of the archaeological value will be required as part of the planning application. Where the initial assessment is inconclusive or indicates that archaeological remains are or may be present, an archaeological field evaluation will be required.

The application is supported by a desk based archaeological assessment prepared by RPS Consulting. The County Archaeologist has been consulted on the proposal and confirms that this document has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that the site itself does not contain any known heritage assets and has a low archaeological potential. The site adjoins an area that has been subject to trial trench evaluation and so the assessment suggests that due to the largely negative results of this work that no further archaeological work is required on the current site.

However, as the site itself has not been subject to archaeological evaluation the actual potential of the site remains to be determined and, as a result of evaluation

to the east of the site in 2016 in an area also thought to have a low potential, linear features, pits and postholes forming paddocks or enclosures of medieval date (12th–13th century) were recorded as well as a cremation burial dating from the Bronze Age.

The County Archaeologist therefore advises that in order to clarify the archaeological potential of the site further archaeological investigation is required. This should consist in the first instance of an archaeological evaluation trial trenching exercise, which will aim to rapidly establish whether Archaeological Assets are present and enable suitable mitigation measures to be developed.

A condition is recommended to be attached to any grant of outline permission requiring the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation. On this basis, the proposal is considered acceptable and in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and Policy DM25 of the Local Plan (Part 2) 2023.

27 Quality of accommodation and amenity space provision

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

Accommodation

The Government Technical Housing Standards – nationally described space standards (NDSS, 2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers.

Policy DM5 of the Local Plan (Part 2) requires, at a minimum, that developments meet the Technical Housing Standards noted above.

As this is an outline application it is not possible to conclude that these standards can be met. However given the indicative layout there is no reason to conclude that they can not be met. Officers are therefore satisfied that the dwellings could be designed to ensure that they accord with the Technical Housing Standards with regard to internal space provision. The indicative layout plan also shows a development where the houses have a good level of light, outlook and privacy. This matter would be considered as part of any relevant reserved matters application.

Amenity space

Policy DM5 of Local Plan (Part 2) sets out that:

d) Where an area of private garden is proposed for the exclusive use of a dwelling house, this should be at least 10m in depth and the width of the dwelling.

Officers are satisfied from the indicative layout that the site is large enough to deliver gardens for individual dwellings that would be of sufficient size to accord with the Policy DM5. This matter would be considered as part of any relevant reserved matters application.

28 Play space

Policy LRC1 of the Local Plan (Part 1) states that proposals for new residential development will be expected to make provision for play space having regard to the Fields In Trust Standards.

For a development of 10 – 200 dwellings, the Fields in Trust guidance, referred to above sets out that a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) should be provided.

The guidance sets out that a LAP should have a minimum area of 100m² and should have a minimum separation between activity zone and nearest property containing a dwelling of 5m. A LEAP should have a minimum area of 400m² and should have a minimum separation between activity zone and nearest property containing a dwelling of 20m.

The guidance also suggests the distances that could be walked from dwellings to the LAP (100m) and LEAP (400m).

The indicative layout proposal incorporates the provision of a 'play area' at the southern end of the site. It is unclear if this would be a LEAP or a LAP. Officers are satisfied that there is sufficient space for both to be provided on site and that this detail could be provided at reserved matters stage and the proposal's accordance with the standards would be considered then. The provision of both a LEAP and a LAP would be secured via the S106 agreement.

Officers consider that sufficient information has been provided to demonstrate that a development could be achieved that delivers good quality accommodation for future residents, in accordance with Policies TD1 and LRC1 of the Local Plan (Part 1) 2018.

29 Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Officers note the concerns raised by neighbouring occupiers regarding the impact of the proposal on residential amenity.

The application site is to the north of Russet Grove with nos. 5, 7 and 9 closest to where the proposed access is shown on the indicative layout plan (noting that all matters are reserved for future consideration).

Other dwellings that surround the site are Hilliards Barn and Hilliards Barn Cottage, to the west of the site and Hillfield to the east. These dwellings are approximately 25m, 17m and 11m from the shared boundaries with the site, respectively.

The Indicative layout demonstrates that the quantum of development proposed could be achieved on site whilst maintaining a good level of amenity for existing neighbouring occupiers. Some concern is raised regarding some of the separation distances to boundaries and Officers would advise that any reserved matters application will need to clearly demonstrate sufficient separation distances can be achieved to ensure the provision of light, outlook and privacy to neighbouring occupiers, acknowledging the existing separation distances. Again, the layout plan is indicative at this stage and further judgment on this would be reserved for the detailed design stage.

Further, landscaping is a reserved matter and it is considered that it would be feasible (and firmly encouraged) for the landscaping scheme to include provisions to enhance the boundary treatments of the site to further shield neighbouring properties. This could be secured by condition at reserved matters stage.

30 Air quality, noise and other potential nuisance

Policy DM1 of Local Plan (Part 2) sets out that development should avoid significant harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk. This policy carries limited weight at this stage.

Officers note the concerns raised by neighbouring occupiers with regard to noise, light and air pollution.

It is noted that the application involves construction works which have the potential to cause noise and dust and with existing residential properties to the south of the site. As such, it is recommended that conditions are included to prevent unacceptable levels of air and noise pollution.

The development also involves the provision of new dwellings and associated car parking and this provides an opportunity to contribute to transport infrastructure improvements and support users of lower emission vehicles. The accompanying Transport Statement references electric vehicle charging which will be detailed in future reserved matters applications.

Matters relating to climate change and sustainability are discussed later in the report.

In light of the above, and subject to the compliance with relevant conditions attached to any grant of outline permission, Officers are satisfied that the proposal would accord with Policy DM1 of Local Plan (Part 2).

31 Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Paragraph 159 of the NPPF 2021 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, make it safe without increasing flood risk elsewhere.

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example, where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate. Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority

and advice should be sought from relevant flood risk management bodies, principally the LLFA.

The site is entirely within Flood Zone 1, therefore it is not therefore necessary to consider the sequential or exception tests in this instance. However, the application relates to a major development and the site area exceeds 1 ha. Therefore, a site-specific Flood Risk Assessment (FRA) is required.

The application is supported by:

- Flood Risk Assessment and Scoping Drainage Strategy – Revision 5.0, Patrick Parsons, November 2022, reference: A20248
- Causeway Calculations dated 08/11/2022
- Drainage Strategy Addendum Letter, Patrick Parsons, 3rd February 2023, reference: DB/A20248/SSC FRA Addendum Letter

Thames Water has been formally consulted on the proposal and do not raise any objection with regard to sewerage infrastructure capacity.

The Lead Local Flood Authority (LLFA) have been consulted and (following the submission of additional information) are satisfied that the proposed drainage scheme meets the requirements set out in the NPPF, its accompanying PPG and Technical standards, subject to suitably worded conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Having regard to the above, it is considered that the proposals would not lead to increased flood risk, either on site or elsewhere, and would accord with Policy CC4 of the Local Plan (Part 1) 2018.

32 Highways and parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The application is in outline form with all matters reserved for future consideration. This includes access. The site has an existing vehicular access at the north from Amlets Lane, which takes the form of a 5-bar gate. Currently, only pedestrian access is available from the south of the site. An indicative layout plan has been provided with the application which proposes an access through the southern boundary of the site from Russet Grove.

Officers note the many concerns raised regarding access, traffic and the upkeep of roads in the wider area. It should be noted that the County Highway Authority were a statutory consultee for the outline and reserved matters applications at the 'land south of Amlets Lane and north of Roberts Way' site and provided extensive comments on the access, layout and parking provision at that development.

The proposed development has been considered by the County Highway Authority. It is noted by the County Highway Authority that the indicative access is proposed from Russet Grove which is a private road so falls outside of their jurisdiction. However, it is noted that the existing access onto Amlets Lane has been provided with sufficient visibility splays which were conditioned to be maintained under application reference WA/2014/1038.

Owing to the outline nature of the proposal, further consideration would be given to this matter at reserved matters stage. However, the County Highway Authority consider that the additional trips, associated with the 12 proposed dwellings, using this access is not deemed to be significant. The Highway Authority considers that the proposal is unlikely to have a material impact on highway safety issues.

Parking provision

The Council's Parking Guidelines (2013) sets out the minimum number of parking spaces that would normally be expected:

| Local Characteristics | Town Centre | Rest of Waverley |
|------------------------------|---------------------|-------------------------|
| 1 bed | 1 space per unit | 1 space per unit |
| 2 bed | 1 space per unit | 2 spaces per unit |
| 3+ bed | 1.5 spaces per unit | 2.5 spaces per unit |

The application site is not located in the town centre and should therefore comply with the 'rest of Waverley' guidance.

The outline proposal is for up to 12 dwellings. As layout is a reserved matter, parking provision would be an issue for future consideration. However, it is considered that the indicative layout demonstrates that there would be sufficient space on site for car parking provision in accordance with the standards. Whilst not shown on the indicative layout, secure cycle parking should be provided and would be required and considered as part of the relevant reserved matters application, along with the car parking provision.

A condition is recommended to be attached to any approval requiring electric vehicle charging points for each dwelling.

It is considered, subject to conditions, that a development could come forward that would not prejudice the highways safety of the area and could provide

sufficient parking to serve the proposed dwellings. Therefore, the development is compliant with Policy ST1 of the Local Plan (Part 1) 2018.

33 Biodiversity

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.

The application is accompanied by an 'Ecological Impact Assessment' dated November 2020 by Samsara Ecology. Surrey Wildlife Trust (SWT) have been consulted.

Reptiles

With regard to reptiles, SWT advise that the development should only proceed in a precautionary manner that will avoid the killing or injuring of any individual reptiles that may be identified during development. This precautionary manner should be based on the methods stated in the ecological report.

Birds

With regard to birds, SWT advise that the developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Sensitive Lighting

SWT advise that the developer should ensure that the proposed development will result in no net increase in external artificial lighting at primary bat foraging and commuting routes across the development site, SWT advise that the submission and agreement of a Sensitive Lighting Management Plan is secured via condition attached to any approval of outline permission.

Hedgehog

SWT advise that the developer should ensure that clearance and construction activities on site have regard to the potential presence of other protected and notable species. Any trenches or excavations left overnight should be covered or provided with ramps and open pipework capped overnight to prevent species from becoming trapped. SWT also advise that suitable gaps should be provided

in any new boundary fencing, to allow species such as hedgehogs to move through the site post-development.

Biodiversity Enhancements

SWT advise that an appropriately detailed landscape and ecological management plan (LEMP) should be submitted and approved in writing.

Having regard to the above, it is considered that the proposals would accord with Policy NE1 of the Local Plan (Part 1) 2018.

34 Sustainability

Policy CC1 of the Local Plan (Part 1) relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change, including measure that use renewable and low carbon energy supply systems, provide appropriate flood storage capacity, address issues of flood risk, provide high standards of sustainable design and construction with built-in resilience to climate change; or use green infrastructure and SuDS to help absorb heat, reduce surface water run-off and support habitat networks.

Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions. It sets out a number of strategies to achieve this which include measures to minimise energy and water use through the development's design, layout, landscape and orientation; ensuring that the development is designed to encourage walking, cycling, and access to sustainable forms of transport; incorporating measures that protect and, where possible, enhance the biodiversity value of the site.

Policy DM1 of the Local Plan (Part 2) 2023 sets out that development should avoid exacerbating climate change and damage to the environment caused by the emission of green house gases by seeking to minimise these.

Policy DM2 seeks to improve energy efficiency and reduce carbon emissions in the Borough.

The Climate Change and Sustainability Supplementary Planning Document (SPD) was adopted by the Council on 18th October 2022. This document sets out the Council's guidance on how development should minimise energy use, be sustainable in its layout, landscaping and orientation of buildings, be resilient and adapted to climate change, use sustainable resources and materials, be water efficient, and be designed to encourage use of sustainable forms of transport.

The original application was submitted prior to the adoption of the SPD. However, the precise details in relation to the scheme and its sustainability credentials will

be a matter for consideration at the reserved matters stage. However, conditions would be attached to ensure that, water conservation and SuDS. A condition requiring the submission and agreement of a scheme of climate change and sustainability measures is also recommended.

35 Third Party comments

Officers note the comments received from third parties. These have been addressed in the above report and below:

- The application site is not in the Green Belt.
- The Council is required to assess applications as they are submitted.
- Each application must be assessed on its own merits.
- The scale of the proposal is not such as to require the provision of SANG.
- Statutory neighbours have been notified of the proposal.
- The behaviour of delivery drivers is not a material planning consideration.
- The development would be subject to Community Infrastructure Levy (CIL) payments that can be used for local infrastructure projects.
- Issues with other developments are not material considerations for future applications which must be assessed on their own merits. These issues must be dealt with through the appropriate channels.

36 Tilted balance

The Council does not have a 5 year housing land supply (between 4.15 and 4.56 years' worth). On this basis, paragraph 11(d) of the NPPF is engaged and the presumption in favour of sustainable development applies. Planning permission should be granted "unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweighs the benefits".

Taking these two points in turn, there are no policies within the Framework that apply to this site that provide a clear reason for refusing the development proposed.

The above report has identified that there would be an impact on the landscape and visual amenity of the area, which would be of limited harm.

This limited visual and landscape harm needs to be balanced against the benefits of the proposal which comprise the provision of both market and affordable housing at a time when the Council cannot demonstrate a 5 year housing lands

supply. These benefits are accorded substantial weight. Moderate weight is also attached to the provision of an area of public open space, the use of which would not be restricted to just the residents of the proposed development. Whilst these are considered to be the main benefits of the scheme, there are other benefits such as economic benefits that arise out of the proposal. When considering the benefits of the proposal, Officers consider that the limited visual harm arising from the development does not significantly and demonstrably outweigh the benefits set out above and therefore approval is recommended.

37 Conclusion

The proposal comprises an outline application for up to 12 dwellings and some public open space within the site. The site is located outside of the Cranleigh settlement boundary in Countryside Beyond the Green Belt. The provision of 12 dwellings is considered to have an urbanising and harmful impact on the countryside. However, the landscape impact is considered to be limited. The development would provide a number of benefits including the provision of much needed market and affordable housing and an area of public open space. The Council does not have a 5 year housing land supply and therefore the tilted balance applies.

On the tilted balance, the landscape harm arising from the proposal is not considered to significantly and demonstrably outweigh the benefits of the development proposal and therefore approval is recommended.

The proposed development is considered acceptable with regard to highways impacts. The proposal is not considered to result in a significant increase in traffic generation that would affect to a harmful degree, nearby road junctions or cause harm to highway safety. The indicative plan shows that sufficient car parking could be provided for the residential element of the scheme.

The proposed development is considered acceptable in all other respects and approval is therefore recommended, subject to conditions.

Recommendation A

That delegated authority be granted to the Executive Head of Planning Development to grant outline planning permission, subject to:

(i) the completion of a Section 106 legal agreement within 6 months of a resolution to grant to secure the provision of affordable housing, access to and maintenance of play space and public open space, conditions and informatives.

(ii) the imposition of the conditions set out in the report and any additional/amended conditions deemed necessary by the Executive Head of Planning Development.

Conditions:

1. Condition:

Approval of the details of the access, appearance, landscaping, layout, 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 development hereby permitted shall be carried out in accordance with the following approved plan:
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Reason:

To provide a satisfactory standard of development in accordance with Policy SP1 of the Waverley Local Plan (Part 1) 2018.

4. Condition:

Before the commencement of any above ground works to construct any building hereby approved details and samples of the proposed external facing and roofing materials and all hard surfacing materials shall 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 and samples.

Reason:

To provide a satisfactory appearance and durability in accordance with Policy TD1 of the Waverley Local Plan (Part 1) 2018.

5. Condition:

Prior to the commencement of development, details of the proposed Local Equipped Area for Play (LEAP) and Local Area of Play (LAP) shall be submitted to, and approved in writing by, the local planning authority. Such details shall include layout, surfacing, fencing and details of equipment. The provision of the LEAP and LAP shall be carried out in accordance with the approved details, prior to the occupation of the 5th dwelling, or in accordance with a timescale that has first been agreed in writing by local planning authority.

Reason:

To make suitable provision for childrens' play in accordance with Policies LRC1 and TD1 of the Waverley Local Plan (Part 1) 2018.

6. Condition:

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate 2.5 litres/sec.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

7. Condition:

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

8. Condition:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall thereafter be undertaken

Reason:

In order to accord with Policy HA1 of the Local Plan (part 1) 2018 and Policy DM25 of the Local Plan (Part 2) 2023.

9. Condition:

In implementing this permission, the developer shall take action to ensure that development activities shall only proceed in a precautionary manner based on the methods stated in the submitted Ecological Impact Assessment' dated November 2020 by Samsara Ecology.

Reason:

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

10. Condition:

Any reserved matters application shall be accompanied by a 'Landscape and Ecological Management Plan' (LEMP) to include details of:

- a) Description and evaluation of features to be managed, including the adjacent woodland and nearby ancient woodland, and a plan showing the location of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified,
- k) A final Biodiversity Gain Plan.

which shall be approved in writing by the local planning authority. The LEMP shall be written or approved by a suitably qualified and experienced ecologist. 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.

11. 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.

12. Condition:

In implementing this permission, the developer shall take action to ensure that development activities such as site clearance or the removal of dense vegetation

are timed to avoid the bird nest season of early March to August inclusive. The applicant should take action to ensure that significant noise pollution be avoided during this period.

Reason:

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

13. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (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:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

14. 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 prior to the commencement of any above ground development. The scheme shall have regard for the content of the Council's Climate Change and Sustainability SPD (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 and the Council's Climate Change and Sustainability SPD 2022.

15. Condition:

The new dwellings shall meet the requirement of 110 litres of water per person per day.

Reason:

To ensure water is used in a sustainable way in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

16. Condition:

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

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

17. Condition:

Prior to the first occupation of the development, a detailed scheme for refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling provisions shall be made in accordance with the agreed scheme prior to the first occupation of the dwellings.

Reason:

To make appropriate provisions for waste and recycling in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

18. 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 including decorative displays and facilities for public viewing, where appropriate
- 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 demolition and construction works

Reason:

To prevent pollution in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

19. 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 Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

20. Condition:

21. The Arboriculture Method Statement and scaled Tree Protection Plan submitted by 'The Mayhew Consultancy Ltd', Arboricultural Report, Reference AR/94020, date November 2022 shall be adhered to and to include additional detail as follows:

- o Detail of special foundation design to counteract influence of future trees/root growth upon development in accordance with NHBC Chapter 4.2 recommendations.

- o Location detail of demolition and construction activities and access routes. This shall include soil piles, material storage, cement mixing, porta cabins/porta loos and parking areas. Unless otherwise agreed by the Local Planning Authority these shall be placed outside of the RPAs and at a minimum distance of 3m from retained hedgerows.

- o Detail of all ground level changes within 15m of retained and offsite trees

- o Detail of service plans and method of instalment within RPAs such as surface, sewerage, foul water and SUDS, electric, water, gas, telecommunication cables. Cables for electric gates and solar/photovoltaic panels and other utility runs associated with this development shall be included.

- o Shadow assessment of G16 and detail of measures to mitigate future growth of trees affecting householders garden space, and attachments to property such as aerials, wifi receivers and photovoltaic panels.

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

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 and Policy DM11 of the Local Plan (Part 2) 2023.

21. 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:

In the interests of the protection of the rooting areas of trees in the interests of the 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.

22. Condition:

Prior to the commencement of demolition and/or development, a set of monitoring requirements shall be submitted to Local Planning Authority for their approval, 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:

In the interests of the protection of the rooting areas of trees in the interests of the 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.

23. Condition:

Prior to the commencement of the development, 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 shall be 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.

24. Condition:

Prior to the commencement 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.

25. Condition:

The Local Authority shall be provided written notice within the first 3 months completion of the 1st years planting. The written notice shall include visual photographic evidence of tree planting in accordance with the approved landscape scheme and 5 year landscape plan.

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.

26. Condition:

No development shall take place (including demolition, ground works, vegetation clearance) until a Biodiversity Net Gain Monitoring and Management Plan covering a period of 30 years from commencement of development has been submitted to and approved in writing by the local planning authority. The Biodiversity Net Gain Monitoring and Management Plan shall include:

- a. Methods for delivering BNG
- b. Roles, responsibilities and competency requirements for delivery of BNG during and after construction
- c. Detail legal, financial and other resources required for delivery of BNG
- d. Description of the habitats to be managed
- e. Ecological trends and constraints on site that might influence management
- f. Clear timed and measurable objectives in the short, medium and long-terms for BNG detail objectives for all habitats (target conditions)and define key indicators to measure success
- g. Define appropriate management options and actions for achieving aims and objectives
- h. A commitment to adaptive management in response to monitoring to secure the intended biodiversity outcomes
- i. Preparation of a work schedule
- j. Details for a formal review process when objectives are not fully reached
- k. Key milestones for reviewing the monitoring
- l. Establish a standard format for collection of monitoring data to make it repeatable and consistent including methods, frequency and timing

- m. Identify and define set monitoring points (representing the key habitats on site) where photographs can be taken as part of monitoring to record the status of habitats on site and
- n. Detail reporting procedures

The monitoring and associated reports shall be undertaken and provided to the LPA as a minimum in years 2,5,10,20 and 30 from commencement of the development.

Reason: To ensure the development delivers a minimum of 10% uplift in the sites biodiversity value in accordance with the policies of the Waverley Local Plan.

Informatives:

1. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. 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

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
5. 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.
6. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
7. 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.- u0000
8. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

Recommendation B

That, in the event that the requirements of Recommendation A are not met, permission be refused.

