

WAVERLEY BOROUGH COUNCIL

MEMORANDUM

At the meeting of the Eastern Area Planning Committee on 12 August 2020 the committee resolved to grant consent in accordance with the Officer recommendation and amendments outlined in the update sheet, subject to the prior completion of a legal agreement.

3 changes to recommended conditions were proposed (in relation to condition 14, 8 and 9). These are contained within the update sheet below.

In addition, Condition 11 shall be amended to read:

“Prior to the commencement of works further nesting bird surveys of the site shall be undertaken by a qualified ecologist and submitted to the Local Planning Authority. Should any nesting birds be identified within the site a detailed mitigation and compensation strategy should be submitted alongside the surveys. Following this, works may commenced either (a) at the time of submission of the survey if there is no evidence of nesting birds within the red line land, or (b) at such time as an appropriate mitigation strategy is approved in writing by the Local Planning Authority if birds are found to be nesting on site. In the event of (b), no development shall commence until all mitigation and compensation measures identified in the approved documentation have been implemented.”

.....
.....
EASTERN AREA PLANNING COMMITTEE – 12 August 2020

UPDATE SHEET

Item B.1

WA/2020/0780

Woodside Park, Catteshall Lane, Godalming – Reserved matters application for 97 dwellings with associated works

Site plan

In order to allow Members a clearer view of the proposed site layout and street scene, these are produced below in a larger format for both the proposed and the previously refused schemes.

Previous refused scheme (WA/2018/1675) layout –



Current proposal (WA/2020/0780) site layout -



Street scene onto Cattershall Lane

Within refused scheme (WA/2018/1675)



Proposed within current application (WA/2020/0780)



Residential space standards

The unit types, areas and compliance with the Nationally Described Space Standards (NDSS) are outlined in the table below.

Plot Nos	Beds Comply	Tenure (A=aff P=private)	Type (B=bedroom P=people/bedspaces)	Area (in m2)	Relevant NDSS (in m2)	Compliance with NDSS
1-6	Y	P	3B5P3S	105	99	Y
7,9 &12	Y	P	2B	62	61	Y
8,10,13	Y	P	1B2P	45	50	N
11&14	Y	P	1B2P	51	50	Y
15	Y	P	1B2P	51	50	Y
16	Y	P	1B1P	42	39	Y
17	Y	P	2B3P	62	61	Y
18	Y	P	1B1P	42	39	Y
19	Y	P	2B3P	62	61	Y
20	Y	P	1B2P	45	50	N
21	Y	P	1B2P	50	50	Y
22	Y	P	2B3P	61	61	Y
23	Y	P	1B1P	42	39	Y
24	Y	P	2B3P	61	61	Y
25	Y	P	1B2P	45	50	N
26	Y	P	1B2P	50	50	Y
27	Y	P	1B2P	47	50	N
28	Y	P	2B3P	62	61	Y
29	Y	P	2B3P	62	61	Y
30	Y	P	2B3P	61	61	Y
31	Y	P	2B3P	61	61	Y
32	Y	P	2B3P	62	61	Y
33	Y	P	1B2P	50	50	Y
34	Y	P	1B2P	45	50	N
35	Y	P	2B3P	61	61	Y
36	Y	P	2B3P	61	61	Y
37	Y	P	2B3P	62	61	Y
38	Y	P	1B2P	50	50	Y
39	Y	P	1B2P	45	50	N
40	Y	P	2B3P	61	61	Y
41	Y	P	2B3P	61	61	Y
42	Y	P	1B2P	42	50	N
43	Y	P	2B3P	61	61	Y
44	Y	P	2B3P	61	61	Y

45	Y	P	1B2P	42	50	N
46	Y	P	2B3P	62	61	Y
47	Y	P	2B3P	61	61	Y
48	Y	P	2B3P	61	61	Y
49	Y	P	1B2P	42	50	N
50	Y	P	3B5P	101	93	Y
51,52, 53	Y	P	2B3P	83 incl study of 5.5m 2	70	Y
54	Y	P	3B5P	101	93	Y
55,56,57,58	Y	P	2B3P	81 incl study of 5.5m 2	70	Y
59,60,67	Y	P	3B4P	92	84	Y
61,62,63,64,65,6 6	Y	P	3B4P	88	84	Y
68&69	Y	P	3B4P	112 incl 5.4m 2 study	90	Y
70&71	Y	P	4B6P	136	112	Y
72&73	Y	P	3B4P	88	84	Y
74	Y	P	4B6P	114	106	Y
75	Y	A	1B2P	50	50	Y
76	Y	A	1B2P	50	50	Y
77	Y	A	1B2P	50	50	Y
78	Y	A	2B3P	61	61	Y
79	Y	A	2B3P	61	61	Y
80&86	Y	A	1B2P	52	50	Y
81&87	Y	A	2B3P	64	61	Y
82&88	Y	A	1B2P	50	50	Y
83&89	Y	A	2B3P	61	61	Y
84&90	Y	A	2B3P	61	61	Y
85&91	Y	A	2B3P	61	61	Y
92	Y	P	3B4P	92	84	Y
93	Y	P	3B4P	84	84	Y
94&95	Y	P	3B5P	106	99	Y
96	Y	P	3B4P	88	84	Y
97	Y	P	3B4P	94	84	Y

Further comments received from affordable housing team

It is noted that further comments have been received from the affordable housing team.

They note the following matters, which provide background to the conclusions made in the published Officer's report –

- It is unfortunate that a further concession is also being proposed in that the current offer has lost the 4 x 3 bed houses from the outline mix, as the SHMA recommends 25% of new affordable homes should have 3 bedrooms. However, the applicant has argued that larger units could not viably be provided,
- The tenure mix is 35% rented and 65% intermediate is the same as the previous mix, as opposed to our SHMA recommended mix of 70% rented and 30% affordable home ownership.
- The bed size and tenure mix is driven by the viability of the scheme as opposed to local housing needs as reflected in our SHMA, and so is the basis of the applicant's viability assessment and our independent appraisal of it.
- The 17 affordable housing units are secured through the legal agreement, which will require that the detail of the affordability of the units (rent levels, service charges, shared ownership percentage shares) be approved in writing by the Housing Enabling team.

Additional reference to a relevant historic application

It is noted that a relevant application has been omitted from the history. Application WA/2018/1614 for the construction of a new vehicular access to serve as an alternative access for development permitted under outline consent WA/2016/1418 for the erection of 100 dwellings. Full permission was granted pursuant to this application on 12/11/2018.

Amendment to recommended condition 14 (obscure glazing of windows to block c)

The applicant has requested that condition 14 is amended to reflect the fact that the southern-most windows at first and second floor level provide access to balconies and serve as primary windows to habitable rooms. The balcony is sited 20m from the nearest property on Scizdons Climb and does not align with the rear amenity space to 1 Scizdons Climb. It is therefore considered acceptable to amend the condition to the following:

“Other than the south western most windows which provide access to Balconies, all windows proposed at first and second floor level in the south western elevation of block C shall be provided in obscure glazing and fixed in such a way that they cannot be opened more than 10cm. The windows shall be retained in this form for the lifetime of the development.”

The reason for the condition remains unchanged.

Update to conditions 8 and 9 (Landscaping)

It is recommended that the wording of these conditions is tightened to read as follows, and ensure that details are submitted prior to the commencement of development. The applicants written agreement of the conditions has been obtained.

8. No development shall commence on site until a scheme for the soft landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason

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

9. Condition

Prior to the start of construction works for any permanent roads or hardstandings and hard landscaped areas within the site, details of those matters, including cross sections and details of base and surface materials, shall be submitted to and approved in writing by the Local Planning Authority. The material specifications shall demonstrate that they are permeable and that the materials over all tree pits as detailed on approved plan 2787-DT-02 Rev P1 would be sufficiently porous to allow adequate water to infiltrate the tree root zone to support the health and vitality of the tree for the lifetime of the development. All relevant works on site shall be provided in accordance with the approved details and shall be retained and maintained in accordance with such approvals for the lifetime of the development.

Reason

To provide an acceptable standard of development in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

.....
.....
Update 1 – Viability documents were circulated to committee. These documents are accessible directly from the planning register.

.....
.....
WA/2020/0780 - Approval of reserved matters: appearance, layout, scale and landscaping pursuant to WA/2019/0370 (variation of condition application to WA/2018/1336) outline permission for the erection of up to 100 dwelling including 17 affordable together with the erection of a building to provide a community use (use class D1) with office (use class B1) (Revision of previous reserved matters application WA/2018/1675) This application reduces the number of dwellings to 97 and is an alternative scheme Option 1 at Woodside Park, Catteshall Lane, Godalming

Committee Meeting Date: Eastern Area Planning Committee 12/08/2020

Ward: Godalming Central and Ockford

Case Officer: Kate Edwards

Expiry Date: 20/08/2020

Neighbour Notification Expiry Date: 19/06/2020

RECOMMENDATION That, subject to conditions informatives, permission be GRANTED

1. Summary

The application has been brought before the Area Committee because the proposal does not fall within the Council's Scheme of Delegation.

The proposed development of 97 dwellings would make a significant contribution towards meeting the Council's housing targets. The refusal reasons of the previous reserved matters scheme in relation to adverse impact on visual amenity and neighbour amenity have been overcome. The planning balance assessment concludes that the proposal is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

2. Location Plan



3. Site Description

The application site measures 1.61 hectares and has a long established use, since the 1850s, for industrial purposes. The site is located on the south side of Catteshall Lane and slopes up from Catteshall Lane.

A number of light industrial and commercial buildings which previously occupied the site and were up to three storeys in height have recently been demolished.

The majority of the site (the northern part of the site closest to Catteshall Lane) is within the settlement boundary of Godalming. The southern part of the site, which until the recent demolition activities accommodated a number of buildings and large areas of hardstanding was used for parking and open storage and is located within the Green Belt.

Beyond the southern boundary of the site there is a wooded hillside and a small lake which are owned by the applicant and are also located within the Green Belt. This land is referred to as the blue line land. Trees provide screening along the western and eastern boundaries of the site, with dense groups of trees to the east and forming the designated ancient and semi-natural woodland to the south.

Proposal

Approval of the reserved matters of outline permission WA/2019/0370. The outline permission approved the means of access only, and all other matters were reserved.

This reserved matters application seeks approval of all matters reserved under the outline permission, which are –

- Layout
- Scale
- Landscaping, and
- Appearance

The application proposes the provision of 97 dwellings, including 17 affordable units. The accommodation schedule would be as per Table 1 below.

	Private	Affordable rent	Intermediate affordable	Total
1 Bed	21	3	4	28
2 Bed	29	3	7	39
3 Bed	27	0	0	27
4 Bed	3	0	0	3
Total	80	6	11	97

Table 1

The units provided would include a mix of typologies, including flats, terraced and semi-detached dwellings.

It is proposed that Locally Equipped Area of Play (LEAP) to serve the proposed dwellings would be provided to the south of the site within the blue line land. The proposed LEAP is consented by WA/2019/0316.

A Deed of Variation to the original legal agreement requires that occupation beyond a certain proportion of the development shall not take place until the LEAP proposal has been provided.

The commercial unit would be sited to the north eastern part of the site. The proposed building would be part two, part three storeys in height. The ground floor would contain a nursery to provide day care to pre-school children, whilst the upper two floors would contain a total of 502m² office accommodation.

181 parking spaces would be provided to serve the residential element of the scheme. The 11 spaces currently provided for the ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses. The proposal also includes the relocation of a bus stop and provision of an uncontrolled stopping point which are indicated on the site plan.

In addition to the above, this subsequent reserved matters application is bound by the section 106 legal agreement tied to the outline consent, which secures

For Waverley Borough Council -

- The provision of 17 affordable housing units comprising 6 affordable rent units and 11 intermediate units. This quantum and tenure mix would be maintained with this reserved matters application, but the unit type would be altered, which is discussed further in the considerations section of this report.
- Provision of Public Open Space
- Provision of a contribution towards the provision of refuse and recycling containers.

For Surrey County Council Highways –

- The provision of funds for a Traffic Regulation Order
- The provision of funds for transport sustainability improvements
- The provision of funds for education.

A Deed of Variation to the legal agreement was entered into in May 2020 to secure the provision of an off-site Locally Equipped Area of Play (LEAP).

Proposed site plan



Proposed street scenes



4. Relevant Planning History

A number of applications have been received on the site within the last 10 years, many of which relate to the use of now demolished buildings which used to occupy the site. Only the history relating to the redevelopment of the site is outlined below.

WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the erection of 100	Permission refused 2 October 2019
--------------	---	--------------------------------------

	<p> dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works. In conjunction with application WA/2018/1336 to vary the conditions of the outline consent and application WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019)</p>	
S52/2019/0002	<p> Concurrent application for a variation of the legal agreement associated with outline consent WA/2016/1419, proposing to change the affordable housing schedule in line with the reserved matters application which is before Members</p>	Pending
WA/2019/0316	<p> (on the blue line land) Development of a locally equipped area for play including associated hard and soft landscaping. The location of the LEAP is indicated within the reserved matters application which is before Members.</p>	<p> Full permission granted</p> <p> 13 March 2020</p>
WA/2019/0370	<p> Application under section 73 to remove condition 22 of WA/2018/1336 to allow the provision of a LEAP elsewhere than within the</p>	<p> Outline permission granted</p> <p> 21 May 2020</p>

	red line of the application site.	
WA/2018/1336	Application under section 73 to change condition 3 of consent WA/2016/1418 to allow revised means of access to the site.	Outline permission granted 21 November 2018
WA/2016/1419	(relating to the blue line land) Change of use of land ancillary to existing commercial park to open space.	Full permission granted 26 May 2017
WA/2016/1418	Outline application for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above. The consent related to the means of access only and all other matters were reserved. An indicative scheme was, however, submitted.	Outline permission granted 26 May 2017
WA/2016/0102	Change of land ancillary to existing commercial park to public open space	Permission refused 03 June 2016
WA/2016/0101	Outline application of the erection of 107 dwelling, including 27 affordable, together with the erection of a building of 930m2 to provide a community use (class D1) at ground floor level with office use above; provision of ancillary works.	Permission refused 03 June 2016
WA/2015/1121	Change of use of woodland to use for	Permission refused

	purpose of public open space.	15 December 2015
WA/2015/1120	Outline application for the erection of 87 dwellings and the erection of a building to provide a community use (class D1) at ground floor level with alternative uses above. Option 1 Office (use class B1). Option 2 20 dwellings.	Permission refused 15 December 2015
WA/2013/0546	Change of use of unit 28 (part) to nursery school.	Full permission 29 May 2013

5. Planning Policy Constraints

Green Belt (part of site to rear)
AGLV
Strategic Site
Godalming Hillside
Ancient Woodland 500m buffer
Wealden Heaths I SPA 5km
Southern Gas Networks - GPL
Suitably located industrial & commercial land
Potentially contaminated land

6. Development Plan Policies and Guidance

The relevant development plan policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, RE2, RE3, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4, SS8.
- Godalming and Farncombe Neighbourhood Plan (made August 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD12, GOD13, GOD14, GOD16
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D8, D9, C7, M5, M7.

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

Other guidance:

National Planning Policy Framework (2019)
 National Planning Practice Guidance (2014)
 National Design Guide (2019)
 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)
 Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
 Surrey Hills Management Plan (2020-2025)

7. Consultations and Town/Parish Council Comments

Godalming Town Council	Objection due to failure to address concerns in relation to previous application – unacceptable scale, bulk and mass, detrimental to privacy of neighbours, insufficient provision for a LEAP.
County Highway Authority	No objection, no material change from previous scheme in highways and transportation terms
Waverley Environmental Health Officers	<p>Potentially contaminated land, conditions recommended</p> <p>Advice given regarding size of bins necessary. Queries made with regard to refuse vehicle manoeuvring. The refuse collection contractor later confirmed that they could not see any problems for the refuse collection service having reviewed the plans, but that the scheme would carry out site visits and route risk assessments</p>

	during the construction process in the usual manner.
Surrey Hills Area of Outstanding Natural Beauty (AONB) Planning Advisor	No protected landscape comments as principle of development of the site is established
Surrey Wildlife Trust	Comments received in response to Case Officer's query following receipt of informal comment from member of the public regarding a potential Ringed Plover (schedule 1 protected bird) nesting on site. Agreed that no necessary action of significant works on site start between September 2020 and March 2021, otherwise further actions necessary. This is recommended condition 11.
Surrey Police Designing Out Crime Officer	No objection, recommendations made, condition to require the development to achieve Gold award requested
Thames Water	No objection. Informatives recommended and condition to ensure sufficient water supply to the site. This is recommended condition 10.
Forestry Commission	Refer to standing advice
Local Lead Flood Authority (LLFA)	Notes that drainage secured by condition of outline consent. Informative recommended.
County Archaeologist	No archaeological concerns as there are not likely to be remains given previous development
Natural England	No comment to make on the approval of reserved matters

8. Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019" the application was advertised in the newspaper on 29/05/2020, site notices were displayed around the site on the same date and neighbour notification letters were sent on 22/05/2020.

4 letters have been received raising objection on the following grounds:

- Blocks too tall and ridge height doesn't respect surrounding area
- Cramming and overdevelopment
- No consideration of adjacent properties on Scizdons Climb
- LEAP insufficient
- Scale and mass inappropriate
- A lake has formed towards the bottom of the site which raises flooding concerns
- Will reduce views of trees and contradict Godalming Hillside policy
- Insufficient infrastructure in Godalming
- Unsold units on Catteshall Lane
- The outline application procedure has been used as a loop hole to get an unsuitable level of development on to the site
- Dangerous traffic levels
- Godalming is overdeveloped
- Insufficient parking
- Parking modelling is wrong, doesn't include new developments in the area and should be based on a new survey when traffic returns to a normal level.
- Water pressure issue hasn't been addressed
- Access to the rear wooded area should be secured for public so that the area does not become private.

Planning Considerations

9. Principle of development

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

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity. The site is a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates it as suitable for around 100 dwellings, employment and community uses, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane. The extant outline permission for the site (WA/2019/0370) confirms the principle of residential development on the site, and that this may be up to 100 dwellings. The principle of the development is therefore established.

10. Planning history and differences with previous proposal

The planning history is a material consideration. As detailed above, there is extensive recent planning history on the site.

Planning permission has been previously refused for Reserved Matters on the site under reference WA/2018/1675. Those reserved matters related to outline permission WA/2016/1418. This reserved matters application relates to outline permission WA/2019/0370, which is a section 73 application to WA/2016/1418.

The previous application reserved matters application (WA/2018/1675) was refused for the following reasons:

1. Due to the scale, mass and bulk of the proposed buildings the development would be detrimental to the visual amenity of the area. The development would thereby be contrary to Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (2019) and Policy TD1 of the Local Plan (Part 1) 2018.
2. The proposed development would be detrimental to the residential amenity of adjoining occupiers by reason of overlooking. It would thereby be contrary to Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (2019) and Policy TD1 of the Local Plan (Part 1) 2018.
3. In the absence of an appropriate legal agreement, the proposed development fails to make satisfactory provision for an offsite Locally Equipped Area of Play. The proposed development is therefore contrary to Policies LRC1 and ICS1 of the Local Plan (Part 1) 2018 and Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019).

The differences between the current proposal and that application are:

- The number of units has been reduced from 100 to 97
- The form of the units has been amended, particularly by the deletion of a block of flats previously proposed onto Catteshall Lane and replacement of this with 6 two storey dwellinghouses with accommodation in the roofspace.
- The parking provision has been amended to align with the standards for the new residential mix
- The mix of units has changed as indicated in the table below –

No.beds	WA/2018/1675	Current application (WA/2020/0780)
1	35	28
2	41	39
3	13	27
4	11	3
Total	100	97

The test (for Members) is whether, having regard to the changes, the current proposal has overcome the objections to the previously refused scheme and is acceptable in its own right.

11. The acceptability of the proposed housing mix of unit sizes

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA) 2015.

The table below sets a the number and type of dwellings proposed to be provided and compares the proposed provision with the estimated need for Market and Affordable sector housing for Waverley as set out in the SHMA.

Market	1 bedroom	2 bedroom	3 bedroom	4+ bedrooms	TOTAL
Total provision	28	39	27	3	97
Market Need	9.3%	32.1%	38.2%	20.4%	100%
Proposed Market	21 (26%)	29 (36%)	27 (34%)	3 (4%)	80
Affordable Housing Need	40%	30%	25%	5%	100%
Proposed Affordable	7(41%)	10 (59%)	0 (0%)	0(0%)	17

The development overall would therefore provide a greater proportion of one bedroom and two bedroom units than identified in the SHMA, and fewer 3 and 4 bedroom units than required. This is, however, considered to be acceptable on balance because:

- The outline consent identifies the site as suitable for up to 100 units and, given the constraints of the site to accommodate this number of units, there would need to be a bias towards smaller units.
- The site is located in close proximity to Godalming Town Centre and the relatively good accessibility indicates that this is a more sustainable location suitable for higher densities of units.
- The mix provided by the current Reserved Matters proposal represents an improvement over the previously refused matters scheme for which the housing mix was found acceptable. A greater number of units of three or more bedrooms are currently proposed.

In relation to the proposed typology of the affordable units, the table below details the tenures and unit types.

Unit type	Tenure type	No units at outline stage	No units now proposed
1 bed flat	Affordable rent	2	3
2 bed flat	Affordable rent	2	3
3 bed house	Affordable rent	2	0
1 bed flat	Intermediate	6	4
2 bed flat	Intermediate	3	7
3 bed house	Intermediate	2	0
Total		17	17

Table 2 – Affordable housing mix approved at outline stage

The Council’s Housing Enabling Officers have initially raised concerns that, although the proportions of each tenure and overall number of units would be maintained from outline stage, the four 3 bedroom units previously proposed would be lost, creating a bias towards smaller units. In support of the affordable unit mix, the applicant has stated that this ties in with the viability of the scheme and larger units could not be viably provided. On the basis of the information provided, Officers are of the view that the affordable mix is acceptable in this instance given that the scheme has been found to be supporting the maximum level of affordable housing that it viably can. The scheme viability is discussed further below.

12. Affordable housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that a minimum of 30% affordable housing should be provided in development sites of over 1000m² in area. The supporting text states that:

“The Council recognises that there may be exceptional situations where the specific circumstances of the site, or other matters, could mean that achieving the required level of affordable housing would compromise development viability. Where a prospective developer considers this to be the case, the onus will be on the developer to provide appropriate financial evidence with any planning application.”

In relation to this application, the applicant has stated that due to the unique nature of the site (and in particular the significant change in land levels which needs to be negotiated) an exceptional situation exists and they are not able to viably provide more than 17% of the units as affordable accommodation. This overall percentage matches that approved by the outline application. However given that the proposed mix of affordable accommodation to be provided differs from that approved at outline stage, the scheme viability needs to be re-visited. The applicant has, therefore, submitted a Viability Assessment (VA) to this effect.

This has been independently reviewed by Adams Integra. This independent review concluded that the development is proposing to provide the maximum viable level of affordable housing. Policy AHN1 is therefore satisfied.

13. Impact on the Green Belt

Policy RE2 of the Local Plan (Part 1) 2018 states that development proposals should continue to protect Green Belt in accordance with national policy. The National Planning Policy Framework (NPPF) states that all new buildings within the Green Belt should be considered inappropriate within the Green Belt unless they are one of various forms of development considered to represent an exception to this. One such form of development, identified in paragraph 145 of the NPPF, is the “Limited infilling, or the partial or complete redevelopment of previously development land, whether redundant or in continuing use (excluding temporary buildings) which would: - not have a greater impact on the openness of the Green Belt than the existing development, or – not cause substantial harm to the openness of the Green Belt where the development would reuse previously developed land and contribute towards meeting an identified affordable housing need within the area of the local planning authority.”

A small part of the site where built form is proposed, to the south, lies within the Green Belt. At outline stage, it was concluded that the level of development proposed would not have an impact on the Green Belt which would be greater than that of the previous buildings which occupied the site. The quantum of development proposed in this reserved matters application is substantively similar (including the provision of a slightly reduced number of dwellings) and therefore would not have a greater impact on the Green Belt than the previous buildings.

The Locally Equipped Area of Play (LEAP) is now proposed to be adjacent to the lake and has been approved under application WA/2019/0316. That development is not inappropriate in the Green Belt because the provision of appropriate facilities for leisure and recreation is an exceptional form of development as listed in paragraph 145 of the NPPF.

The development would therefore meet exceptions in the NPPF and not be considered inappropriate development within the Green Belt.

14. Impact on visual amenity and the AGLV

Policy GOD5 states that development proposals should avoid the appearance of cramming, be in keeping with the form of the immediate surrounding area including in relation to predominant roofline, respond to the existing street scene and make appropriate provision for off street refuse storage and boundary treatments.

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

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV) special attention should be paid to the protection of the intrinsic character and beauty of the landscape.

It is noted that the first refusal reason of the previous reserved matters scheme (WA/2018/1675) related to adverse impact on visual amenity and this refusal reason must be overcome for the current scheme to be found acceptable.

A principle difference between the current scheme and the previously refused reserved matters scheme in terms of visual amenity is that the previous scheme included a three storey block of flats presenting onto the Catteshall Lane street scene adjacent to 1 Scizdons Climb. This block has now been omitted and replaced with a row of terraced dwellinghouses which have a much less deep form. They are two storeys in height with accommodation and front dormer windows within the roofspace. The ridge of the dwellings would be slightly dropped from that of the adjacent 3 storey properties on Scizdons Climb.

The buildings have a significantly smaller scale and reduced height which is more in keeping with that of the surrounding properties. This alteration creates a significant change in the visual appearance of the scheme within the existing street scene compared to that previously refused. This is a positive change which is considered to address the concerns which were previously raised. It is therefore considered that the previous refusal reason has been overcome.

Behind the Catteshall Lane elevation, the development would have a central spine road running north to south and short streets running perpendicular to it. This would create a series of different levels of development as the levels change to the highpoint at the top of the site. This would appear appropriate as hillside development, emphasising the striking topography, and would represent an efficient and suitable form of development.

The detailed design of the proposed dwellings would display a high quality, locally distinctive approach. Brick and areas of timber cladding, alongside pitched roofs and feature gables, would be utilised. This would be appropriate within the street scene and add to the emerging distinctive character of new buildings on Catteshall Lane and in the surrounding area. The detailed design of the proposed dwellinghouses fronting onto Catteshall Lane would take a number of references from the newly constructed dwellings opposite, helping to reinforce local distinctiveness.

The proposed buildings would have a locally appropriate design and sufficient perception of space would still remain around the development (with the wooded area to the east remaining) and within the development (with good spacing between the proposed buildings). It is, therefore, considered that the landscape quality of the Area of Great Landscape Value (AGLV) would be unharmed. Whilst the development would be sited on a hillside within Godalming, it would be upon a brownfield site and would not in itself either result in the removal of substantial areas of woodland, or block views of woodland. It is also noted in this regard that the Surrey AONB Planning Advisor has stated that the development would not adversely impact on the setting of the AONB which is located to the north of the site.

The development would therefore have an acceptable impact upon the visual amenity of the area and the AGLV.

15. Impact on residential amenity

Policy GOD5 states that planning applications should have no adverse impact on the amenity of neighbours. Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

To the Catteshall Lane frontage, the proposed dwellinghouses would be positioned forward of the adjacent dwellings to the west, and distanced from them by approximately 7m at the nearest point. Unlike the previously refused reserved matters scheme, the dwellings adjacent to 1 Scizdons Climb would have a rear building line which would be very similar. Further back and up into the site, the flats would be sited 23m from 15 Scizdons Climb, and the houses 24m from 16 Scizdons Climb. To the north east of the site, the proposed part three storey nursery/office building would come within 5m of 9 Sandford Mews and 26m of Rosedale, a detached dwellinghouse fronting Catteshall Lane. To the south and south east of the site there are no near residential occupiers due to the presence of the blue line land – the open land and green space which is also owned by the applicant and which is proposed to become publically accessible.

Given the changes in topography of the site and the orientation of the proposed and existing buildings, it is considered that all of these building-to-building separation distances are sufficient to maintain the light and outlook of adjoining residential occupiers.

The previous reserved matters scheme was refused due to the overlooking the development afforded to both the properties on the opposite side of Catteshall Lane and to No.1 Scizdons Climb and its garden. The previous scheme included balconies

to both the front (Catteshall Lane) and side elevations affording these views. There were also a number of windows proposed in the western elevation overlooking the private amenity space of 1 Scizdons Climb.

The current scheme, however, proposes no windows in the flank elevation of the terraced dwellinghouses fronting onto Catteshall Lane. Those flank windows which are proposed within the block of flats to the south of these terraced dwellings (block C) do not align with the garden of 1 Scizdons Climb, serve access corridors only and are marked on the plans as obscured. The previous overlooking concerns in relation to the garden of 1 Scizdons Climb have, therefore, been overcome. Compliance is secured by condition 14.

Overlooking concerns were also expressed on the previous reserved matters application in relation to overlooking to the properties on the opposite side of Catteshall Lane. No balconies are now proposed looking towards these dwellings, which is sufficient to significantly diminish the overlooking potential. It is noted that Catteshall Lane is a public space. All windows within existing properties facing onto it are already exposed of a level of overlooking given the public nature of this façade.

Overall, it is considered that the previous concerns with regards to privacy have been overcome and the development is acceptable in this regard.

16. The acceptability of the living conditions provided for future residents

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Whilst the Nationally Described Space Standards (NDSS) for new dwellings are not currently formalised in Waverley policy, they represent a good quality indicator in relation to the floor space of new developments. The significant majority of units would comply with the relevant space standards in full, including in relation to bedroom areas and dimensions. 11 of the private 1 bedroom units, which have bedrooms in excess of 11.5m², would have overall areas of 45-47m², which is below the relevant standard for a one bedroom 2 person unit. However, they would exceed the 39m² standard for a one bedroom one person unit. On balance, this is considered acceptable given that in practicality there is not an opportunity to control the level of occupation of a private market unit. All 86 other units would meet or, in some cases significantly exceed, the stated floor areas. All affordable units would comply in full with the NDSS. Therefore, it is concluded that sufficient floor area would be provided to meet the needs of future residents.

All habitable rooms provided across the development would have sufficient outlook. All houses would be provided with a private garden and many of the flats would have

private balconies. The open space and play space provided within the blue line land would be accessible for occupiers of the flats to provide further amenity. The development would therefore provide satisfactory living conditions for future residents.

17. Play space provision

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019) states that childrens' play space and facilities for young people should be incorporated within new developments, and that the provision of Local Equipped Areas of Play (LEAPs) should be encouraged.

The Fields in Trust organisation has produced a document entitled "Guidance for outdoor sport and play" which provides a structure as to when play space should be sought and how quality provision should be sought when it is necessary. This document is non-statutory (i.e. it does not form part of the formal development plan and does not carry very significant weight), however it does provide a useful framework for the assessment of play provisions.

The document states that developments of 10 to 200 units should look to provide a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) for sporting provision. As The Council now has a Community Infrastructure Levy (CIL) Charging Schedule in force, and the Council's Regulation 123 list (the list wherein necessary infrastructure to be funded by CIL revenues is defined) includes the provision of leisure and recreation. Therefore, a separate new contribution towards a MUGA cannot be sought in this case.

The applicant is not proposing to provide a LAP, but is proposing to provide a LEAP. Outline permission WA/2019/0370 was granted under s.73 to vary the original outline consent to allow the LEAP to be provided off site. Application WA/2019/0316 consented a LEAP within the adjacent blue line land to the south. A Deed of Variation to the s.106 legal agreement was completed to secure the delivery and maintenance of this provision following the resolution to grant outline consent allowing the LEAP to be provided off site. It has therefore been secured, overcoming the third refusal reason of the previous reserved matters application.

It is also noted that the outline permission secures the land within the blue line, which includes wooded areas, open undeveloped areas and the lake, as publically accessible. This represents a significant planning benefit for both the provision of recreation space for the future occupiers of the development, and the wider area as a whole.

18. Car parking and highways

Policy ST1 of the Local Plan (Part 1) 2018 states that developments should make appropriate provision for car parking.

Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan (2019) states that within new developments, outside of the town centres, each one bedroom flat should be provided with 1 parking space, each two bedroom flat should be provided with 2 parking spaces and each dwelling of 3 or more bedrooms should be provided with 2.5 parking spaces. The Waverley Borough Parking Guidelines 2013 state echo the parking provisions outlined in the Godalming and Farncombe Neighbourhood Plan.

181 parking spaces would be provided to serve the residential element of the scheme, including some unallocated spaces. The 11 spaces currently provided for the ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses.

When the parking requirements of Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan (2019) and the 2013 Parking Guidelines are applied to the proposal, a provision of 181 residential spaces is necessary. The proposal meets this requirement.

It is noted that Condition 8 of outline permission WA/2019/0370 requires the provision of Electric Vehicle Charging Points (EVCPs) in accordance with Surrey County Council's Car Parking Guidance. An additional condition is not therefore necessary for this reserved matters application.

19. Flooding and drainage

The site is within an area at risk from surface water flooding, which for parts of the site is high. Policy CC1 of the Local Plan (Part 1) 2018 states that development will be supported when it mitigates and adapts to climate change, including through the use of Sustainable Urban Drainage Systems (SUDS) to reduce surface water run-off. Policy CC4 of the Local Plan (Part 1) 2018 states that SUDS will be required for all major developments.

Condition 10 of the outline permission secures the submission of details of Sustainable Urban Drainage and will ensure that the development comes forward in a way which is acceptable in this regard. At condition stage when full details of the proposed hardstanding and road surface are submitted, permeable surfaces could be secured. Condition 9 requires the submission of such details, including cross sections. The development is therefore acceptable with regards to flooding.

20. Effect on the Special Protection Area (SPA)

The site is within the 5km Buffer Zone of the Wealden Heaths I SPA and is likely to result in a significant increase in the number of people permanently residing on the site. However, Natural England have stated that, given that it is not within close proximity to the SPA, it would not have a likely significant effect on its integrity in accordance with Policy D5 of the Local Plan 2002. An appropriate assessment is not therefore required.

21. Impact upon the Ancient Woodland, Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

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

It of note that Surrey Wildlife Trust have recommended a condition in order to prevent disturbance of a pair of Little Winged Plovers which may be nesting on site. Such a condition (Condition 11) forms part of the recommendation below.

The outline application was accompanied by the details Ecological Assessment, including a number of surveys for different protected species. A condition of the outline consent requires that the necessary protection and mitigation measures outlined in that report are met, and this requirement would stay with the development should outline consent be granted. The adjacent ancient woodland would not be harmed as a result of the proposal. The approved LEAP would be sited approximately 30m from the adjoining ancient woodland. This would allow the continued maintenance of a buffer zone of at least 15m between development and ancient woodland, in accordance with Natural England and Surrey Wildlife Trust requirements. The proposal would not, therefore, have a significant adverse impact on biodiversity.

22. The sustainability of the proposed development

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan Part 1 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change,

setting out a number of measures against which developments should accord. Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions through a number of measures relating to new development.

The development of this site, given its situation in close proximity to one of the main town centre in the Borough, with associated amenities, employment and public transport opportunities, would represent a highly sustainable location for development. Conditions are recommended to ensure appropriate sustainability and climate change measures within the development such as the requirement that the dwelling meets the 110 litres of water per person per day (condition 3) and that any paving proposed is permeable (condition 9) in accordance with the above policies. This is in addition to the requirement to provide electric vehicle charging points required by condition 8 of outline consent WA/2019/0370.

23. Town Council and third party representations

With regards to comments raised that a lake has formed on the lower part of the site, it is noted that this fact was verified upon site visit. It has been stated that this was due to a combination of the high water table and a hold dug during the demolition process and the following statement was provided which addresses potential flooding concerns –

“In relation to the water that is currently on the site, please find attached a letter from Withers DA (with input from Hydrock) which confirms that it is recognised that the groundwater on the site is shallow and that following demolition, it is at ground level at some locations on the site. As such, site drainage and retaining walls proposed as part of the development will significantly improve the drainage conditions. We note that one comment in relation to the submission raised issues regarding potential impacts on the stability of areas adjacent to the site. As set out in the attached, this potential risk has formed a significant part of the investigation and subsequent design of the proposed development.”

The letter referred to is attached to this report.

With regards to concerns raised in representations that there is insufficient infrastructure to support the development, it is noted that a legal agreement was made when outline permission was originally granted to make provisions for infrastructure.

With regard to unsold units within the local area, this matter is not considered pertinent to the determination of a planning application. There is an established need for both market and affordable housing throughout the Borough. Should it be the case that there are long term unsold units in the locality, this could be for a variety of reasons.

With regard to water pressure concerns raised in representations, it is of note that Thames Water have requested a condition in this regard. This is recommended below and would ensure, should permission be granted, that the water supply infrastructure was sufficient to serve the proposed development.

It is considered that all other matters raised in representations are addressed in the considerations section of this report.

24. Conclusion

The proposed development of 97 dwellings would make a significant contribution towards meeting the Council's housing targets. The refusal reasons of the previous reserved matters scheme in relation to adverse impact on visual amenity and neighbour amenity have been overcome. The planning balance assessment concludes that the proposal is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

25. Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are

- 2889-A-1001 Site Location Plan 1:1250 A3 PL-A
- 2889-A-1005 Site Layout -B&W 1:500 A1 PL-W
- 2889-C-1005 Site Layout -Colour 1:500 A1 PL-W
- 2889-C-1010 Street Elevations 1:200 A0 PL-B
- 2889-A-1700 Parking Plan 1:500 A1 PL-E
- 2889-A-1701 Refuse Plan 1:500 A1 PL-C
- 2889-A-1702 Materials & Boundaries Plan 1:500 A1 PL-B
- 2889-A-1703 Tenure Location Plan 1:500 A1 PL-B
- 2889-C-3000 Filey (Terrace) Plots 1-6 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3002 Filey (Semi) Plots 94-95 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3005 Hatfield & Seaton (Terrace) Plots 50-54 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3010 Hatfield (Semi) Plots 55-58 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3011 Redgrave (Semi) Plots 61-66 Floor Plans & Elevations 1:100 A1 PL-C
- 2889-C-3012 Redgrave (Semi) Plots 72-73 Floor Plans & Elevations 1:100 A1 PL-A

- 2889-C-3025 Oxford (Semi) Plots 68-69 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3030 Chesham & Redgrave (Semi) Plots 96-97 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3031 Chesham & Redgrave (Semi) Plots 92-93 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3032 Chesham (Detached) Plots 59, 60, 67 Floor Plans & Elev's 1:100 A1 PL-C
- 2889-C-3035 Keswick (Detached) Plot 74 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3040 Ambleside (Semi) Plots 70-71 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-A-3100 Flat Block B Plots 7-14 Floor Plans 1:100 A1 PL-A
- 2889-C-3101 Flat Block B Plots 7-14 Elevations 1:100 A1 PL-A
- 2889-A-3110 Flat Blocks C & D Plots 15-39 Ground Floor Plan 1:100 A1 PL-A
- 2889-A-3111 Flat Blocks C & D Plots 15-39 First Floor Plan 1:100 A1 PL-A
- 2889-A-3112 Flat Blocks C & D Plots 15-39 Second Floor Plan 1:100 A1 PL-A
- 2889-C-3113 Flat Blocks C & D Plots 15-39 Elevations A, B & E 1:100 A1 PL-B
- 2889-C-3114 Flat Blocks C & D Plots 15-39 Elevations C, D & F 1:100 A1 PL-B
- 2889-A-3120 Flat Block E Plots 75-91 Basem't, Ground & First Floor Plans 1:100 A1 PL-C
- 2889-A-3121 Flat Block E Plots 75-91 Second Floor Plan 1:100 A1 PL-C
- 2889-C-3122 Flat Block E Plots 75-91 Elevations 1:100 A1 PL-A
- 2889-A-3130 Flat Block F -Plots 40-49 Floor Plans 1:100 A1 PL-A
- 2889-C-3131 Flat Block F -Plots 40-49 Elevations 1:100 A1 PL-A
- 2889-A-3200 Substation & Pergola Plans & Elevation 1:100 A1 PL-A
- 2787-DT-02 Rev P1.
- 2787-LA-01 P10
- 2787-LA-02 P10
- 2787-LA-03 P10
- 2787-LA-04 P10
- 2787-LA-05 P11
- 2787-PP-01 P10
- 2787-PP-02 P10
- 2787-PP-03 P10
- 2787-PP-04 P10

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

Reason

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

2. Condition

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

Reason

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

3. Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

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

4. Condition

All proposed walls, fences or other means of enclosure, shall be erected prior to the date of first occupation of each relevant dwelling in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Such matters shall thereafter be retained and maintained in the form specified for the lifetime of the development.

Reason

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

5. Condition

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

Reason

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

6. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 Class A and Class B (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any of the dwelling houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason

To prevent adverse future impact upon the visual amenity and the amenity of adjoining occupiers in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

7. Condition

The floorspace approved for community use (use class D1) shall only be used between the hours of 7am and 7pm each day.

Reason

To prevent adverse impact through noise pollution and traffic and parking generation at unreasonable hours in accordance with Policies EP1 and ST1 of the Local Plan (Part 1) 2018.

8. No occupation of any dwelling shall commence on site until a scheme for the soft landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged

or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason

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

9. Condition

Prior to the start of construction works for any permanent roads or hardstandings and hard landscaped area within the site, details of those matters, including cross sections and details of base and surface materials, shall be submitted to and approved in writing by the Local Planning Authority. The material specifications shall demonstrate that they are permeable and that the materials over all tree pits as detailed on approved plan 2787-DT-02 Rev P1 would be sufficiently porous to allow adequate water to infiltrate the tree root zone to support the health and vitality of the tree for the lifetime of the development. All relevant works on site shall be provided in accordance with the approved details and shall be retained and maintained in accordance with such approvals for the lifetime of the development.

Reason

To provide an acceptable standard of development in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

10. Condition

No dwelling hereby approved shall first be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a housing and infrastructure phasing plan has been previously submitted to and approved in writing by the Local Planning Authority to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. This is necessary in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

11. Condition

Only in the event that substantive works on site commence either before 1 October 2020 or after 28 February 2021, prior the commencement of works further nesting bird surveys of the site shall be undertaken by a qualified ecologist and submitted to and

approved in writing by the Local Planning Authority. Should any nesting birds be identified within the site a detailed mitigation and compensation strategy should be submitted alongside the surveys. No development shall commence until either the Local Planning Authority has confirmed the submitted surveys recommending no further action are approved or all mitigation and compensation measures identified in the approved documentation have been implemented.

Reason

To protect nesting birds on site should development commence within bird nesting season in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

12. 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 Waverley Local Plan Part 1 (2018)

13. Condition

Prior the first occupation of any dwelling hereby consented, that dwelling shall be provided with refuse storage bins and facilities in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter, the refuse storage facilities for the proposed flats shall be retained in the form specified for the lifetime of the development.

Reason

To provide acceptable facilities for refuse and recycling in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

14. Condition

All windows proposed at first and second floor level in the south western elevation of block C shall be provided in obscure glazing and fixed in such a way that they cannot be opened by more than 10cm. The windows shall be retained in this form for the lifetime of the development.

Reason

To protect the privacy of adjoining occupiers in accordance with Policies GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy TD1 of the Local Plan (Part 1) 2018.

15. Condition

The area surrounding all replacement trees throughout the development approved in accordance with conditions 8 and 9 shall be provided fully in accordance with the tree pit detail shown on approved plan 2787-DT-02 Rev P1.

Reason

To ensure that suitable conditions are provided for replacement trees to protect biodiversity in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

16. Condition

All parking and turning areas hereby approved shall be provided in accordance with approved plan 2889-A-1700-PL-E prior to the first occupation of the relevant dwelling or commercial premises, or prior to the first occupation of 50% of the dwellings where they relate to on street spaces. Thereafter, the spaces shall be retained for parking in accordance with the approved details for the lifetime of the development.

Reason

To provide suitable parking facilities in accordance with Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan 2019.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.
2. 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.
3. 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.

4. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
5. "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.