WA/2022/01984 – Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping). at UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG

Applicant: Hookstile Properties Ltd

Parish: Farnham

Ward: Farnham Firgrove

Grid Reference: E: 484100

N: 146211

Case Officer: Russell Brown
Neighbour Notification Expiry Date: 29/05/2023
Extended Expiry Date: 21/06/2023

Committee Meeting Date: Planning Committee 07/02/2024

RECOMMENDATION That, subject to the completion of an appropriate

legal agreement to secure the financial contributions

towards the ongoing maintenance and

enhancement of Farnham Park; and subject to conditions, that outline planning permission be

GRANTED

1. Summary

This application has been brought before the Council's Planning Committee at a result of the Section 106 Agreement having not been completed within 6 months of the date of the resolution to grant permission (14/06/2023). It is therefore proposed to remove 'Decision B' so as not to put a deadline for its completion, although negotiations are currently ongoing.

It should be noted that the Committee voted unanimously in favour of the officers' previous recommendation to grant permission.

2. Site Description

The application site measures 0.23 hectares and is located to the south-west of Hookstile Lane, a single track private road accessed from Firgrove Hill to the east.

The site currently comprises dilapidated industrial buildings and an existing bungalow and associated parking space.

The site is relatively flat, stepped into the steep topography of the area which slopes up from north-west to south-east. Adjacent to the north-western boundary of the site, there is a railway line screened by mature vegetation. To the south-east and south-west there is an eclectic mix of residential dwellings along Arthur Road and Arthur Close. To the north-east there is a mix of residential and commercial buildings.

3. Proposal

Outline application for up to 7 two-storey, detached, three-bedroom dwellings (no more than 1,000m² of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping). This application takes into consideration the access, appearance, layout and scale.

The dwellings would be contemporary in design and appearance, comprising, cladding, facing brick work and aluminium windows with a flat roof design to provide a large private amenity space on the roof terrace with a canopy over, topped with solar panels. Each dwelling would consist of a two double bedrooms, a study and bathroom on the ground floor and; a living, dining room and kitchen, utility room and a bedroom on the first floor, with access to additional private amenity space to the rear.

Each dwelling would also benefit from two off-road parking spaces.

4. Relevant Planning History

PIP/2021/02768: Application for permission in principle for the erection of 9 dwellings. REFUSED 28/03/2022

WA/2020/0558: Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units). REFUSED 28/07/2021, Appeal Allowed 12/012023

WA/2018/1879: Outline Application with all matters reserved for erection of 39 flats with underground parking following demolition of existing bungalow. (As amplified by drainage strategy received 18/12/2018). REFUSED 01/02/2019

5. Relevant Planning Constraints

Within the Built Up Area Boundary & Developed Area of Farnham Ancient Woodland 500m Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
Thames Basin Heath 5km SPA Buffer Zone
AQMA Buffer Zone
Potentially contaminated land
Gas Pipe Line

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, TD2, NE1, NE2, NE3, ICS1, AHN1, AHN3, LRC1, ALH1, ST1, CC1, CC2, CC3, CC4
- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023) (LPP2): DM1, DM2, DM4, DM5, DM9, DM11, DM13
- Farnham Neighbourhood Plan 2013-2032 (2020): FNP1, FNP12, FNP13, FNP15, FNP27, FNP30, FNP31, FNP32

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)
- 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)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020
- Farnham Design Statement (2010)

7. Plans

See Annex A for existing and proposed plans.

8. Consultations and Town/Parish Council Comments

Farnham Town Council

Objection – Limitations of the access cannot be overcome. Insufficient entrance for increased movements. The safety of pedestrians accessing the site cannot be achieved. Access in severely congested location. limited amenity space for future occupants. The site is better suited to its current use of light industry and should be classified as an employment site.

Council Environmental

Health

No objection - Extensive potentially contaminative former light industrial / engineering uses over a number of years. Due to these potentially contaminative historic activities, the introduction of residential use to the site and to ensure compliance with clause 183 and 184 of the NPPF. Recommend that contaminated land conditions are attached to the planning permission.

Surrey Highways

Authority Objection and request swept path analysis for the proposed

new layout

Surrey Wildlife Trust

No objection – The application should comply with the Wealden Heaths strategy; Recommendations and considerations given of protected species, along with

sensitive lighting and ecology enhancements.

Natural England

No objection subject to securing appropriate mitigation for recreational pressure impacts on habitat sites (European

sites).

Network Rail

No objection - Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail requests that, where applicable, the applicant / developer follows the Asset Protection informatives which are issued to all proposals within close proximity to the railway.

9. Representations

Twenty (20) letters have been received (from 18 households) raising objection on the following grounds:

- Previous refusal reasons not addressed
- More homes not required
- Overdevelopment
- Loss of commercial units
- No evidence to support change of use
- Overlooking of neighbours and loss of privacy
- Overbearing
- Overshadowing
- Loss of light
- Inappropriate density and tightly packed
- Limited amenity space for future occupants
- Highways safety
- Firgrove Hill / Hookstile Lane junction is significantly substandard in terms of its layout and visibility.

- Hookstile Lane is a substandard singletrack road with inadequate passing places and inadequate provision for pedestrians and cyclists.
- Shared surface route will not provide a safe environment for pedestrians and cyclists.
- Additional vehicle movements when occupied.
- Construction traffic generated by the development
- Layout has not demonstrated that a refuse vehicle can enter and leave the site in a forward gear.
- Lack of habitat assessment.

1 letter of support has been received outlining the following comments:

- Existing site is an eyesore
- Considerable vehicle movements and traffic Monday Saturday when operating as existing.
- If operated at full trading capacity, movements would be significantly higher.
- Visited by customers, deliveries, couriers, HGVs and lorries daily.
- No detriment based on historical uses of site.
- 7 houses will have lower vehicle impact than previous used as industrial.
- Benefit from resurfacing of access road.
- Contribution to the community compared to non-functioning estate.

8. Planning Considerations:

9. Principle of development

The principle of residential development and loss of employment land on this application site was established by the appeal allowed under WA/2020/0558 on 12 January 2023 granting outline permission with all matters reserved for the erection of 24 apartments. Additionally, it was resolved at the Planning Committee meeting on 14/06/2023 to grant this application subject to an S106 Agreement. This document is currently being reviewed by the Council's legal team.

In considering the current application officers have been mindful of any material changes in planning circumstances since that meeting. Officers have concluded that there has not been a material change in circumstances since then despite the publication of a revised NPPF. However, significant weight must be given to the previous resolution. It would be inappropriate and unreasonable to revisit the principle of residential development in considering this application.

The assessment in the previous committee report concludes that the principle of residential development of the site is acceptable and that the quantum of development can be achieved without harm to character, or highway safety. It avoids any significant harm to neighbouring amenities. Whilst harm is identified in respect of the loss of employment land, this adverse impact is outweighed by the benefits of providing market and affordable housing on a sustainably located site. The proposal is in accordance with Policies SP1, SP2, TD2, NE1, NE2, NE3, ICS1, AHN1, AHN3, LRC1,

ALH1, ST1, CC1, CC2, CC3 and CC4 of the Local Plan (Part 1) 2018, Policies DM1, DM2, DM4, DM5, DM9, DM11 and DM13 of the Local Plan (Part 2) 2023 and FNP1, FNP12, FNP13, FNP15, FNP27, FNP30, FNP31 and FNP32 of the Farnham Neighbourhood Plan 2013-2032 (2020) and paragraphs 11(d), 131, 135, 173, 180, 189, 190 and 191 of the NPPF (2023). On this basis, the recommendation is to approve the planning application, subject to completion of the legal agreement.

10. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan and there would be sustainability and biodiversity benefits. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That, subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, that outline planning permission be GRANTED:

1. Condition:

An application for approval of the reserved matters relating to landscaping shall be made to the Local Planning Authority not later than 3 years from the date of this permission. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition:

The application for the details of the landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason:

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

3. Condition:

The plan numbers to which this permission relates are:

23HTE/P01 Rev A - Proposed Plans

23/HTE/P02 Rev A - Proposed Elevations

23/HTE/P03 Rev E - Proposed Block Plan Ground Level

23/HTE/P05 - Proposed Elevations - House Type 2

23/HTE/P06 - Proposed Plans - House Type 2

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

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

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

4. Condition:

No development above ground floor slab level shall take place until details of the proposed external facing and roofing materials and all hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

5. Condition:

No development shall take place until a scheme for the protection of the retained trees has been submitted and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented prior to the commencement of demolition and retained throughout the demolition and construction phase of the development.

Reason:

Required prior to the commencement of development to ensure no irreversible harm to the trees and to protect and enhance the appearance and character of the site and locality, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan 2023 (Part 2) and paragraphs 180 and 186 of the NPPF 2023.

6. Condition:

The Local Planning 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. If this information is considered appropriate, the Local Planning Authority 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 and Policy DM11 of Local Plan (Part 2) 2023.

7. Condition:

No demolition and/or development shall take place until a set of monitoring requirements has been 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 Planning Authority of AMS and TPP amendments
- e. Detail the process to inform the Local Planning 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 and Policy DM11 of Local Plan (Part 2) 2023.

8. Condition:

No development shall take place, other than that required to be carried out as part of demolition or approved scheme of remediation, until the following has been submitted to and approved in writing by the Local Planning Authority:

a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

- b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include:
- (i) All works to be undertaken
- (ii) Proposed remediation objectives and remediation criteria
- (iii) Timetable of works
- (iv) Site management procedures

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

9. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with Condition 8 and shall be submitted to the Local Planning Authority for approval prior to occupation of the development.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

10. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 8, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 8 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 8.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 9.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

11. Condition:

No development shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) HGV deliveries and hours of operation;
- (f) measures to prevent the deposit of materials on the highway;
- (g) on-site turning for construction vehicles;
- (h) measure to ensure access is retained for existing users of Hookstile Lane.

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

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, and to protect neighbouring amenity in accordance with Policy ST1 of Local Plan 2018 (Part 1) and Policies DM5 and DM9 of the Local Plan (Part 2) 2023.

12. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The CEMP 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.

The approved CEMP shall be adhered to throughout the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, and to protect neighbouring amenity in accordance with Policy ST1 of Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan (Part 2) 2023.

13. Condition:

No development shall take place until a surface water drainage scheme that satisfies the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS is submitted to and approved in writing by the Local Planning Authority. The scheme 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, 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 of 1.3 l/s;
- (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;
- (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.

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

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 such to accord with Policy CC4 of Local Plan (Part 1) 2018.

14. Condition:

The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer demonstrating the 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) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 such to accord with Policy CC4 of Local Plan (Part 1) 2018.

15. Condition:

The development hereby approved shall not be first occupied unless and until a scheme showing visibility splays at the junction with Hookstile Lane and Firgrove Hill has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

16. Condition:

The development hereby approved shall not be first occupied unless and until an access road improvement scheme, including a priority give way system and resurfacing, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

17. Condition:

The development hereby approved shall not be first occupied unless and until a scheme for pedestrian access to the site, to include a demarcated area for pedestrians running from the entrance to the proposed dwellings as far as the boundary with the public highway, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

18. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 23/HTE/P03 Rev E) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan 2018 (Part 1) and paragraph 114 of the NPPF 2023.

19. Condition:

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

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with Policy ST1 of Local Plan 2018 (Part 1) and Policy DM9 of Local Plan 2023 (Part 2).

20. Condition:

The development hereby approved shall not be first occupied unless and until a Travel Plan in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented prior to first occupation of the development and for each and every subsequent occupation of the development, be thereafter maintained and developed to the satisfaction of the Local Planning Authority.

Reason:

To ensure the promotion of safe, active and sustainable forms of travel and comply with Policy ST1 of Local Plan 2018 (Part 1).

21. Condition:

Within three months of the date of first occupation, an Information Pack (STIP) in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers shall be submitted to and approved in writing by the Local Planning Authority. The STIP shall include:

- Details of local public transport services and location of rail stations and local bus stops
- Details of local car club and lift sharing schemes
- Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities
- Information to promote the take-up of sustainable travel.

The approved Sustainable Travel Information Pack shall be issued to the first-time occupier of each dwelling prior to first occupation.

Reason:

To ensure the promotion of safe, active and sustainable forms of travel and comply with Policy ST1 of Local Plan 2018 (Part 1).

22. Condition:

No machinery or plant shall be operated, no demolition or construction processes carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

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

23. Condition:

The development hereby approved shall not be first occupied unless and until a scheme has been submitted and approved in writing by the Local Planning Authority to demonstrate that the external noise levels within external amenity areas, will conform to the "design criteria for external noise" upper guideline value of 55 dB LAeq,T,as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason:

To ensure a good standard of accommodation is provided for future occupants such to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM5 of the Local Plan 2023 (Part 2).

24. Condition:

The development hereby approved shall be implemented in accordance with the enhancement measures specified in Section 7 and Figure 2 of the Preliminary Roost Assessment and Phase 2 Emergence Survey Report, and shall be retained hereafter with the approved details.

Reason:

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

25. Condition:

The development hereby approved shall not be first occupied unless and until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out 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.

26. Condition:

The development hereby approved shall be implemented in accordance with the precautionary method of working outlined in the Preliminary Ecological Appraisal and Bat Scoping Report (dated 12 June 2020).

Reason:

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

27. Condition:

No development above ground floor slab level shall take place until a scheme of climate change and sustainability measures has been submitted and approved in writing by the Local Planning Authority. The scheme shall have regard for the content of the Council's Climate Change and Sustainability SPD (2022). The development shall be carried out 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).

28. Condition:

The development hereby approved shall not be first occupied unless and until the highest available speed broadband infrastructure has been installed and made available for use.

Reason:

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

29. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Waverley Local Plan (Part 1) 2018.

Informatives:

- 1. Community Infrastructure Levy (CIL)- The development hereby permitted is CIL liable. - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
- 2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
- 3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
- 4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

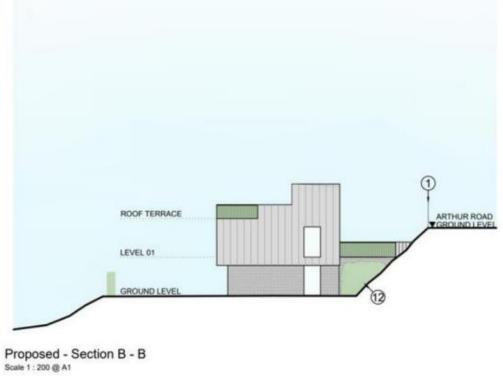
Annex A



Proposed Streetscene



Proposed Section

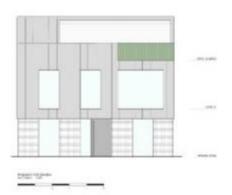


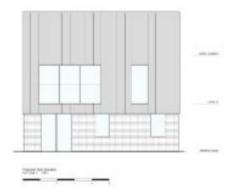


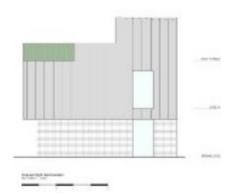
Proposed Elevations – House Type 1

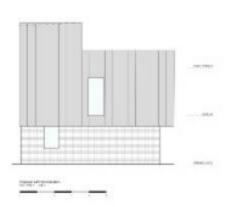


Proposed Elevations – House Type 2





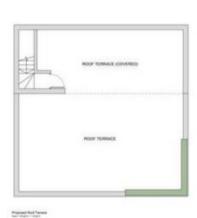


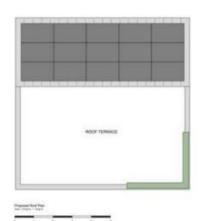


Proposed Floor Plans House - Type 1









Proposed Floor Plans - House Type 2



