

JOINT PLANNING COMMITTEE
UPDATE SHEET – 22 MARCH 2016

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2015/1903

LAND AT BACKWARD POINT, CRANLEIGH ROAD, EWHURST

Responses from Consultees

Surrey Hills AONB Officer:

- As the site is neither in the AONB nor in the AGLV the issue is whether the proposed development would spoil the setting the Surrey Hills AONB by harming public views into or from the AONB and thereby conflict with Surrey Hills AONB Management Plan 2014-2019 Policy LU5.
- It is considered that if the development were capable of being seen from public viewpoints on the higher ground of the AONB, some distance to the north, it would be in the context of the adjacent settlement of Ewhurst. It would not be seen as an isolated development in an otherwise open landscape. If trees shown on the plan along the northern boundary of the site continue to exist during the lifetime of the development they should also help to reduce any visual impact. It would appear that the interruption of any views into the AONB arising from the proposed development would be from private properties and not public viewpoints.
- It is considered therefore that the proposed development would not harm the setting of the AONB.

Additional conditions

21. Condition

Prior to commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of either a scheme for the protection of the electricity telegraph pole at the site entrance to Cranleigh Road or details of a scheme for its replacement/realignment. The development shall be carried out in accordance with the agreed details.

Reason

In the interests of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF.

Revised Recommendation A:

That, subject to Conditions 1 – 20 within the agenda, **Condition 21 within the Committee update sheet** and completion of a S106 legal agreement **within 3months from the date of the meeting** to secure 29.5% affordable housing, infrastructure contributions towards off-site early tears and primary education,

environmental improvements, recreational facilities, on-site public footpath works and the setting up of a Management Company for open space and SuDS, permission be GRANTED.

Recommendation B: (as written in the agenda papers)

That in the event that the requirements of recommendation A are not met, permission be refused for the following reasons:

1. Reason

In the absence of a signed legal agreement, the proposal would fail to provide affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal is therefore contrary to paragraph 50 of the NPPF as the development does not provide a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

2. Reason

The applicant has failed to enter into an appropriate legal agreement in respect of required and necessary infrastructure contributions to seek to mitigate the effects of the proposal upon infrastructure. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and the Waverley Borough Council Infrastructure Contribution SPD (April 2008) and paragraph 203 of the NPPF 2012.