

A1 WA/2015/1569
Knowle Park Initiative
03/08/2015

Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (revision of WA/2014/2127) at Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road Cranleigh (as amended by additional information received 09/02/2016, 14/12/2015, 06/11/2015 and 24/09/2015).

Committee: Joint Planning
Meeting Date: 27/04/2016

Public Notice: Was Public Notice required and posted: Y
Grid Reference: E: 505081 N: 138758

Parish : Cranleigh
Ward: Cranleigh West
Case Officer: Peter Cleveland
16 Week Expiry Date: 22/11/2015
Neighbour Notification Expiry Date: 18/09/2015

Time extension agreed to: Requested to 29/04/2016

RECOMMENDATION A

That, subject to consideration of a further response from Surrey Wildlife Trust, Environment Agency and Thames Water, completion of a S106 legal agreement to secure 40% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, POS and SuDs within 3 months of this date of resolution to grant permission and conditions, and conditions, permission be GRANTED

RECOMMENDATION B

That, if the requirements of Recommendation A are not met permission be REFUSED

Introduction

The planning application seeks outline permission for the erection of up to 265 dwellings with all matters reserved except for access.

Access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

All other matters are to be reserved for future consideration. An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted any details reserved for future consideration would be the subject of future reserved matters application (s).

Reserved matters include:

Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.

Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Scale - includes information on the size of the development, including the height, width and length of each proposed building

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

If outline planning permission is granted, a reserved matters application must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning conditions attached to the permission.

Location Plan



Site Description

The site is located to the south of the village of Cranleigh, being divorced from the settlement boundary to the north. The site is bisected by Alfold Road, and extends up to Knowle Lane to the east.

The site boundaries are well defined area, with predominantly tree, fence and hedge boundaries to open countryside or playing fields. Littlemead Brook forms the northern boundary to two parts of the site and passes through the north east area.

The only areas with boundaries to building properties are at the north east and south east corners of the existing glasshouse site on Alfold Road, and with Knowle Park Care Home at the top of a prominent slope to the south. A footpath runs through the site affording the only public accessibility and use.

The total site area is 37.60 hectares, comprising areas A, B and C. Area A forms the eastern part of the site and comprises open fields and an Osier bed. It measures 22.71 hectares. Area B forms the central part of the site, to the east of Alfold Road. This part of the site comprises open fields and measures approximately 3.6 hectares. Area C forms the western part of the site and consists of extensive greenhouses and associated buildings of West Cranleigh Nurseries with open land to the west and lakes for drainage beyond. The western part of Area C is largely enclosed by woodland and measures 11.29 hectares.

Alfold Road, which extends southwards and beyond the residential development to the north of the application site, comprises a rural highway

Illustrative layout



Proposal

The application seeks outline planning permission for the erection of up to 265 dwellings and associated development including hard and soft landscaping, internal access road, parking, open space and children's play area, with all matters reserved for future consideration except for access.

The proposed development would consist of three distinct areas. Area A to the eastern part of the site would form a country park, with proposed lakes to the northern part of the site, an Arboretum, adventure play area/NEAP and public open space.

Areas B and C would accommodate the proposed dwellings, with a mix of 1, 2 and 2 ½ storey dwellings proposed. The site density would vary from 10-30 dwellings per hectare, with lower densities being proposed to the edge of site and higher densities to the centre of the site.

Access to the residential parts of the site, Areas B and C, would be from Alfold Road, via new vehicular access routes into the sites. A pedestrian/cycle route would extend from the eastern part of the site adjoining Knowle Lane to the far western boundary of the site, adjoining existing tracks which lead into Elmbridge Village.

In terms of public open space and play provision, the following is proposed:

- Parks and Gardens 19.15 Ha
- Amenity Green Space 0.68 Ha
- Natural and semi-natural green spaces 2.37 Ha (including Green Corridors)
- Existing Woodland (vintage Osier Bed) 0.91 Ha
- Green Corridors (stream banks) 0.70 Ha
- Primary Pedestrian Footpath/Cycleway 1.74 Km

- Secondary Paved Footpaths 1.14 Km
- Tertiary (unmade) Footpaths 0.54 Km
- Combined LAP and LEAP within Area B
- 6 LAPs and a LEAP within Area C
- NEAP and Adventure Play Area in the northwest corner of Site Area A

This equates to 24.16 hectares of public open space.

Heads of Terms

Highway mitigation works proposed include:

- The extension of the existing speed reduction on Alfold Road to provide a 40mph speed limit from the existing 30mph speed limit up to and including the development access, to provide an improved environment for pedestrians and cyclists.
- The creation of a consistent footway leading to the site along Alfold Road
- The arrangement of a shuttle bus running from the site to the local schools
- Improvements to Knowle Lane, including the widening of the existing footway and “Keep Clear” road marking
- Surface and drainage improvements to Footpath 393, through the linear park design
- Auditing and monitoring of Travel Plan - £6,150.00
- Cycle / public transport voucher for £100 per dwelling - £26,500.00
- Contribution towards the Elmbridge Road Highway Safety and Capacity Improvements - £165,000.00
- Construct a shuttle working signals scheme at the Elmbridge Road priority give-way over the Wey and Arun Canal or pay a financial contribution of £185,000.00
- Bus service enhancement - £85,000.00
- Bus stop infrastructure improvements - £38,500.00
- Downs Link (Public Bridleway No. 566) Surfacing and Lighting Improvements - £80,000.00

Leisure & environmental:

- Contribution towards provision of synthetic pitch of Glebelands School - £173,000.00
- Contribution towards Cranleigh Arts Centre - £125,000.00

Education

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- Contribution towards Early Years provision - £177,012.00
- Contribution towards Primary provision - £877,219.00

Services, Facilities and Environmental Contributions:

- Future ownership, management and maintenance of on-site.
- Setting up of a community trust for the future ownership, management and maintenance of on-site Country Park, public open space and play facilities

The proposed indicative housing mix is as follows:

Dwelling Type	Market Housing	Affordable Housing	Total
1 bed		43 (41%)	43
2 bed	25 (15%)	33 (31%)	58
3 bed	75 (47.2%)	28 (26%)	103
4 bed	48 (30.1%)	2 (2%)	50
5 bed	11 (6.9%)		11
Total	159 (100%)	106 (100%)	265

40% of the homes proposed are to be delivered as Affordable Homes.

Details of community involvement

The applicant has provided a Statement of Community Consultation which sets out details of the public and stakeholder consultation which took place prior to the submission of the application.

A total of three public consultation events took place from 2013, until the application date. Alongside these, a number of stakeholder meetings were held and presentations delivered to local community groups. This included public exhibitions, two community workshops, a focus group and a further 2 public exhibition dates displaying the altered proposals following the initial consultation work.

The statement goes on to confirm that the following changes were as a result of the community consultation: a reduction in the number of homes to be delivered from 320 to 265, a 40% affordable housing contribution with 28 self-build units providing a further affordable options for residents, homes for downsizers, bungalows and a landscaped public park.

Relevant Planning History

SO/2014/0017	Request for Screening Opinion for erection of approximately 265 dwellings and public open parkland.	EIA Required 01/09/2014
WA/2014/2127	Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings. This application affects a public footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement	Withdrawn 08/07/2015
WA/2009/1763	Change of use of land to provide sports playing field with associated parking and access from Knowle Lane (as corrected by location plan received 10/02/2010).	Withdrawn 25/03/2010

WA/1987/0192	Change of Use of agricultural land to sports ground with access from Knowle Lane	Refused 08/06/1987
WA/1978/1931	Demolition of existing concrete barn and erection of 3 garages at entrance and double garage	Full Permission 09/01/1979
WA/1977/0531	Glasshouse block 170 m x 100 m for production of lettuce	Full Permission 12/07/1977
WA/1975/0274	Erection of glasshouses covering four acres behind existing glasshouses on the west side of the road, erection of glasshouse	Refused 13/05/1975
WA/1974/0742	Erection of detached double garage	Full Permission 06/11/1974
HM/R21495	Retention of existing pump house	Full Permission 08/03/1973
HM/R21488	Retention of reservoir	Full Permission 06/03/1973
HM/R20496	Demolition of existing timber and asbestos bungalow and erection of a pair of semi detached bungalows	Full Permission 09/06/1972
HM/R20495	Erection of glasshouse 630' x 507', packing shed and 3 water reservoirs	Full Permission 09/06/1972
HM/R16952	Erection of greenhouse approximately 377' 11 x 462' 3"	Full Permission 04/02/1968

Planning Policy Constraints

Countryside beyond Green Belt – outside any defined settlement
Area of High Archaeological Potential
River bank within 20m
Flood Zone 3
Flood Zone 2
Long Distance Footpath
Potentially contaminated land
Gas Pipe Line

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

- D1 Environmental implications of development
- D2 Compatibility of uses
- D3 Resources
- D4 Design and layout
- D5 Nature conservation
- D6 Tree controls
- D7 Trees, hedgerows and development
- D8 Crime prevention
- D9 Accessibility

D13	Essential infrastructure
D14	Planning benefits
C2	Countryside beyond the Green Belt
HE14	Sites and Areas of High Archaeological Potential
H4	Density and size of dwellings
H10	Amenity and play space
RD9	Agricultural land
M1	The location of development
M2	The movement implications of development
M4	Provision for pedestrians
M5	Provision for cyclists
M14	Car parking standards

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) therefore remains the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The Council is in the process of replacing the 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. In the latest provisional timetable for the preparation of the Local Plan (Part 1), the Council is scheduled to approve the plan for publication in July 2016.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Policy Guidance (2014)
- Strategic Housing Land Availability Assessment (2014 update)
- West Surrey Strategic Housing Market Assessment (2015)
- West Surrey Strategic Housing Market Assessment 2015: Waverley Addendum (2015)
- Settlement Hierarchy (Draft 2010 and factual update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2010)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- Waverley Borough Council Parking Guidelines (2013)

- Density and Size of Dwellings SPG (2003)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Natural England's Technical Information Note 049
- Surrey Design Guide 2002

Consultations and Parish Council Comments

<p>County Highway Authority</p>	<p>Potential interference with part of Footpath 393 has been resolved by a proposed water feature.</p> <p>A number of comments that the applicant is aware of which are:-</p> <ul style="list-style-type: none"> • Concern with respect to the dedication of G by a link to a new bridge at H but adjoining land in different ownership so cannot accept dedication of the route until this has been resolved • Question of a bridge at H is the best location particularly as another bridge exists 175m south along the river • Use of resin bonded materials is not suitable for bridleway use <p>Supports improvements to existing rights of way. Also seeks contributions for sustainable transport improvements.</p>
<p>Lead Local Flood Authority</p>	<p>Initial response dated 09/09/2015:</p> <p>Cannot recommend planning permission be granted because the proposed surface water strategy does not comply with the requirements laid out under the Technical Standards.</p> <p>The following have not been complied with:-</p> <ul style="list-style-type: none"> • Existing and proposed discharge rates should be clearly presented • Infiltration testing should be undertaken • Further details should be

	<p>provided on the storage required for discharge rates</p> <ul style="list-style-type: none"> • Proposal has not provided sufficient information regarding construction phase drainage requirements <p>Revised comments dated 10/12/2015 following receipt of additional information:</p> <p>Additional information overcomes the concerns, however, construction phasing could do with further clarification. Consideration of how each individual SuDS feature will be protected during construction needs to be supplied, not just a general overview.</p> <p>Condition recommended.</p>
Surrey County Council - Education	<p>Response dated 29/02/2016:</p> <p>It is expected that there will be increased pressure for schools as a result of the development.</p> <p>Request contributions towards early years and primary education infrastructure to provide junior classrooms at Cranleigh Primary School and new early years provision in close proximity to the site.</p>
Environment Agency	<p>Consider outline planning permission could be granted subject to planning conditions including in summary:-</p> <ul style="list-style-type: none"> • A plan showing that all more vulnerable development is within Flood Zone 1 • A scheme for the provision and management of a 10m buffer zone alongside the Littlemead Brook and Cranleigh Waters • Provision of plans for any bridges/crossings that will cross or be within the designated 10m buffer zone • No works to existing or new lakes until a scheme has been submitted and approved

	<ul style="list-style-type: none"> • Provision of a landscape management scheme
Canal and River Trust	No requirement to consult the Canal and River Trust.
Wey and Arun Canal Trust	<p>Only concern would be that the Wey South Path where affected should be routed through landscaped areas and not diverted onto roadside footpaths.</p> <p>Supportive of proposals which seek to open up the canal towpath and the adjacent footpath network to increased public access and accessibility</p>
Thames Water	<p>Waste Water: No objection with regard to sewerage infrastructure capacity.</p> <p>Surface water drainage is the responsibility of the development to make proper provision for drainage to ground, water courses or a suitable sewer.</p> <p>Water supply: In respect of water infrastructure, the existing area infrastructure cannot support this development.</p>
Sport England	Sport England does not wish to comment on this particular application.
Surrey Nature Partnership	<p>The Knowle Park Initiative has clearly sought to balance the building of new houses with careful consideration for that housing need, its affordability, the natural environment and the local community of Cranleigh.</p> <p>Surrey Nature confirms its support for this approach.</p>
Surrey Police Crime Prevention Design Advisor	Should the application gain consent, asks that a planning condition be applied to require the re-development to achieve the full Secured by Design (SbD) award. An early meeting with the developers would ensure assessment on all matters.
Southern Water	The site is not within Southern Water's statutory area for water supply, drainage and wastewater

	services
Surrey Wildlife Trust	<p data-bbox="759 237 1050 271">Two letters received</p> <p data-bbox="759 309 1311 562">Information submitted by the applicant provides sufficient information for the Local Authority to be able to assess the potential status of protected and important species on the site and the likely effect of the development on them.</p> <p data-bbox="759 600 1311 779">Requests condition that the applicant undertakes all actions in section 3 of the Bat Survey and Licensing Briefing Note and section 2 of the Arboricultural Method Statement.</p> <p data-bbox="759 817 1311 1070">Badger activity has been recorded in the area so recommend ladders or escape routes from any deep earthworks and fencing of areas used to store potentially poisonous/hazardous substances during construction.</p> <p data-bbox="759 1108 1311 1406">Removal of dense shrubbery/vegetation to be done outside of the main bird nesting season. If this is not possible and only small areas of dense vegetation are affected the site could be inspected for active nests by an ecologist immediately prior to clearance works.</p> <p data-bbox="759 1444 1311 1552">Recommends provision of bird boxes, and use of native species when planting new trees and shrubs.</p> <p data-bbox="759 1590 1311 1843">Together with the previous information submitted, the further information from Ecosulis provides sufficient information for the Local Authority to consider that risk to Great Crested Newts has been appropriately assessed.</p> <p data-bbox="759 1881 1311 2024">Provided that the applicant undertakes all mitigation they propose the risk of adverse effect to Great Crested Newts should be significantly</p>

	<p>reduced. Amended response – not yet received – to be reported orally</p>
National Planning Casework Unit	No comments to make on the application
Historic England	No comments to make on the application
Gatwick Diamond Initiative	<p>The Gatwick Diamond suffers from a lack of housing and is unable to find enough employees to sustain the significant current growth. There is a need for an increase in affordable housing, social housing, family homes and starter apartments to attract employees.</p> <p>The Knowle Park proposed development in Cranleigh of 265 homes will contribute significantly to such employment growth and is much welcomed and supported. The cycle ways, parkland and lakes add to the beautiful environment that will retain young people and attract new families to the village to sustain its high street and businesses.</p>
County Archaeologist	<p>Site is recommended for archaeological assessment and possibly evaluation.</p> <p>There has been very little previous development in the area and no meaningful investigations so the archaeological potential of the site is uncertain.</p> <p>Condition is recommended requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation.</p>
Council's Environmental Health Officer - Pollution Control Officer	<p>Agree with report which recommends further site investigation and the potential preparation of a remediation strategy for the site depending on the outcome of further sampling.</p> <p>Recommends conditions to secure</p>

	<p>investigation and risk assessment, submission of remediation scheme, implementation of remediation scheme and reporting of any unexpected contamination.</p>
<p>Council's Environmental Health Officer - Air Quality Officer</p>	<p>Recommend conditions summarised below:-</p> <ul style="list-style-type: none"> • Submission of a site management plan • Prohibit burning of any materials on site • Consideration to be given to the DEFRA good practice guidance "Low Emission Strategy: Using the Planning System to Reduce Transport Emissions" with a view to mitigating the impact of the development. Recommend a condition for a scheme detailing the provision of Electric Vehicle Charging Points • Hours of construction 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and no activities on Sunday and Bank Holidays
<p>Council's Environmental Health Officer – Noise/Odour/Nuisance</p>	<p>Recommend the mitigation measures proposed by the applicant are completed to limit the harm to the amenity of affected properties. Suggested conditions to secure:-</p> <ul style="list-style-type: none"> • Construction Management Plan • Restriction on times of operation of machinery or plant, deliveries taken at or despatched from the site and no queueing • Restriction on times for use of generators • Restriction on noise from reversing alarms • Protection measures for occupants if they occupy properties before development is finished • Details to be provided including acoustic specifications of all fixed plant, machinery and equipment • Details of external lighting
<p>Council's Waste and Recycling Co-ordinator</p>	<p>Entrance to and roads need to be capable of allowing access for a collection vehicle 2530mm wide and</p>

	<p>9840mm in length.</p> <p>Storage for each house plot will be required for refuse bin, recycling bin, garden waste bin and food waste green kerbside caddy.</p>
Cranleigh Parish Council	<p>Objects on the following grounds:-</p> <ul style="list-style-type: none"> • Proposed development is on a green field when the availability of brown field sites has not been fully exploited as required by the NPPF. • Nurseries are not previously developed land but are used for agriculture. Should not assume the loss of the current use is automatically acceptable. The site is not a redundant employment site but a working agricultural business. • Access to the site via Alford Road is inadequate and unsuitable for the potential increase in traffic and would increase the dangers along the narrow rural road. • Due to the known flooding along Alford Road proposed raised tables would create unseen dangers to both cars and pedestrians. • Any traffic using the site would have to use the A281 which is believed to be at capacity. • With traffic exiting Cranleigh South via the Alford Road it will find itself at a dangerous junction with the A281 feeding into fast moving traffic with challenging sight lines • Location is unsustainable, remote from the centre of the village and there is currently no safe pedestrian access to the village. The provision of public transport is practically non-existent. Effectively, the route to the village would be by car with the traffic impact this would generate.
Bramley Parish Council	<p>Although the development is not in the parish of Bramley, the Parish Council is of the strong opinion that such a development along with others will have a massive impact on the already congested A281 at Bramley.</p>

	Consideration should be given to all other developments in progress and in applications in the surrounding areas – not just as a stand alone case
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Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper, site notices were displayed around the site and neighbour notification letters were sent on 19/08/2016.

119 representations have been received, including from Cranleigh Civic Society and CPRE raising objection on the following grounds:

Principle of development

- Current planning guidance is to build new houses in areas where there are jobs and good road and rail links. The site has neither.
- Against the spirit of the NPPF to grant permission for residential development of a green field site when a brown field site exists just yards from the application site
- Premature to local plan and emerging neighbourhood plan
- Site is not sustainable as it is remote from the existing settlement and would encourage car use
- Waverley should wait for outcome of appeal on adjoining land before they determine the application
- Waverley should wait until local plan has been published before they determine the application.
- Lack of local plan is resulting in unacceptable development
- Application is speculative and premature
- There is no need for housing
- Should utilise houses that are already built but remain empty, including a number of empty council houses
- If Council were to approve the application it would be maladministration and not in the public interest
- Will put those who live and work at West Cranleigh nurseries out of work
- Inundated with building proposals and Waverley has already approved large scale developments in Cranleigh
- Brownfield sites are available and should be used first
- Will harm the character of the village and environment
- Harmful to character and beauty of countryside
- Residential dwellings would be intrusive in a landscape currently distinguished by open rural views, agricultural fields and dispersed woodland
- Loss of a public space used by people for walking

Loss of greenfield site

- Land is productive high quality agricultural land
- NPPF directs rejection of green field applications in favour of brown field applications
- Should not build in the countryside/ countryside should be protected
- Building a new housing estate in a greenfield situation is unthinkable
- Strongly object to using Knowle Park or any green belt land for housing
- Unacceptable impact on wildlife
- Increased pollution

Highways/traffic

- Transport Addendum is invalid as application for brickworks was altered some time ago
- Cranleigh is served only by B roads and Cranleigh High Street is at capacity at intervals during the day.
- Increase in traffic on Alford Road which is unclassified and characterised by long stretches of single track carriageway
- Traffic problems will be worsened by building this many dwellings
- Road system can barely cope with the traffic it has now, these are country roads and very often flood
- Road in and out of the site are narrow
- Roads and parking infrastructure must be upgraded before any further large housing applications are approved
- Junction where Alford Road joins the A281 is a particularly fast stretch of road making it difficult to exit onto the A281 particularly if turning right towards Guildford
- At the other end of Alford Road, at the Elmbridge Road junction, there would be potentially large volumes of traffic
- Alford Road is already in poor condition due to volume of traffic
- Elmbridge Road has two one-way bridges which would struggle with additional volumes of traffic and there are already queues of traffic at the traffic lights waiting to cross the bridge by Hewitts.
- The A281 is the main route to Guildford and already has serious traffic volumes and bottle necks
- Knowle Lane High Street junction is often difficult to negotiate and often exacerbated by on street parking including on double yellow lines
- Inadequate vehicular access
- Pedestrian route from site to Cranleigh is unsafe
- Site is further than people would wish to walk to the High Street so people will drive
- Roads are treacherous for cyclists

Flooding/sewage

- Assessment of flood risk and measures to avoid, manage and mitigate flood risk are incomplete and not up to date and not appropriately secured for the lifetime of the development
- Potential for sole escape route to be impassable in the event of flooding
- The sustainable urban drainage system on site does not meet technical standards.
- There appears to be no contingency for recovery in the event of serious failure of the drainage system
- Thames Water has stated that foul water sewage provision in Cranleigh is at capacity.
- Sewage has leached into a brook in the centre of Cranleigh and Thames Water working with the Environment Agency have not been able to resolve this
- Current sewage system cannot cope with the proposed development. There is a very strong sewage smell at times but nothing gets done.
- Land in question is subject to flooding making it unsuitable for development
- Canals/waterways running through Cranleigh through the winter are frequently overflowing
- Drainage is already a problem down Alfold Road
- There doesn't appear to have been a proper and thorough flood risk investigation/assessment undertaken
- Flood risk assessment is flawed as it is based on Surrey County Council Preliminary Flood Risk Assessment dated 2011 and so fails to take account of highest water levels recorded on 24/12/2013
- Flood risk assessment does not go back to 1968 when most of Cranleigh was flooded
- Flood risk assessment does not take account of other adjacent planning applications or potential of further housing infill between Amletts Lane and Glebelands
- Mitigation SuDS in the wrong location to absorb/alleviate water
- Ground water test bores conducted in August which is usually the driest month of the year. To find water as shallow as 1.14m in the height of summer suggests it would be a lot closer to the surface during wetter winter months
- Flood modelling done in 2009 so does not take account of the more extreme events in December 2013.
- Applicants' consultant states that the area is subject to two flood warning areas and that residents should subscribe to the Floodline service which seems to contradict the earlier analysis of minimal risk of flooding
- Surrey County Council does not recommend planning permission should be granted
- The Environment Agency recently rated this site as last on the sequential test list of 8 sites to be considered for development and commented that there are better places to build houses
- The land is the lowest level in Cranleigh and has been subject of severe flooding

Ecology

- Wildlife surveys were not carried out within the governments own guidelines and so object on the grounds that the impacts on European Protected species have not been fully assessed

- The two ecological reports do not properly assess the water bodies and terrestrial habitats on site to support Great Crested Newts. Water bodies capable of supporting Great Crested Newts within 500m of the site have not been assessed
- Believe that Pond 5 supports breeding Great Crested Newts and can reasonably expect that the three large ponds on site will also be supporting breeding populations of Great Crested Newts even if they are limited to margins where fish cannot easily predate Great Crested Newts and their eggs

Infrastructure

- Cranleigh does not have the facilities i.e. schools, doctors, police, fire services, parking and roads to accommodate more people
- A two week wait to see a doctor is becoming the standard
- Schools are full and have waiting lists
- Developer unlikely to pay for the significant expansion of infrastructure and services that are needed
- No guarantee that proposed affordable housing would materialise
- Insufficient funds to keep existing community buildings in good condition so question how parklands will be kept in good condition
- £1.6m community infrastructure contribution seems woefully inadequate
- Why do we need a parkland when we are surrounded by green fields and woodland?
- Creation of parkland is not in response to public need or demand and concerns about low management charge and complexity of management structure
- Not clear that the parkland will be publicly accessible

90 representations, including from Cranleigh Chamber of Commerce have been received expressing support for the following reasons:

- The development would meet some of the housing requirements for Cranleigh and halt the decline in attractiveness to new villagers because of the lack of appropriate housing
- Well thought through with emphasis on the long term prosperity and need of the community
- Cranleigh needs houses
- Balanced mix of housing including bungalows and 40% affordable housing
- Opportunity for self build housing
- Housing is high quality and low density
- Need for 2-bed apartments/houses, bungalows, units for disabled and affordable housing
- Will create a sustainable environment
- Provision of a nature park, amenities and sensitive landscaping
- Safeguards large open countryside for the village in the future
- As development is inevitable, project is the best way to develop and enhance building alongside community interests
- Developer has worked with the public to provide what the community wants
- Much needed boost to local economy

- The linear path from the new development extending into Cranleigh will help bicycles, pushchairs, mobility vehicles etc.
- Welcome retention of existing fishing lakes
- The area hasn't flooded since improvements were made in the 1980s to the brook running through this area. The photo of the road flooded by the bridge adjacent to Little Mead was caused by a blocked drain and since the drain was unblocked the area doesn't flood anymore.

6 letters have been received raising general matters:

- Why have numbers objecting and supporting not been updated?
- Why is the application not following standard process and why has it been called straight to committee?
- Parks generally end up full of litter. Litter brings rats and seagulls. Who will manage this?

Submissions in support

In support of the application, the applicant has made the following points:

- The housing proposed will provide 10% of the borough's five year identified housing need and has been tailored to specific local needs.
- The Knowle Park Initiative is not dependent upon shareholder profit demands and is able to step outside the boundaries of the normal housing briefs to tailor the proposals to meet specific local needs.
- An innovative programme of community involvement identified local aspirations, constraints and opportunities and informed the evolution of the proposals to provide;
 - The types and low density housing preferred by local people, based on research of existing density characters, public opinion, housing need and responding to specific requirements for downsizing, selfbuild and flexible house types in large plots to facilitate future adaption.
 - An exemplary balance of public open space, wildlife habitat and leisure facilities, well connected to existing facilities and tailored to suit the aspirations of the village community.
 - Widening connectivity to a sustainable network of footpaths and bridleways to improve connections between new and existing developments and community connections with nature.
 - A benchmark quality 'landscape led' design and layout with a uniquely balanced set of fully integrated proposals, using graduated density and high quality public space.
- The site is located close to the village high street and community facilities near Snoxhall fields and Village Way and facilitates key connections between new and existing developments.
- The proposals place Knowle Park at the 'heart of the village', taking advantage of the natural topography to locate housing near existing housing, outside flood susceptible areas and on a imminently redundant glasshouse site, while providing flood compatible parkland and wildlife uses in low lying areas.

- Central to the proposals is the 60 acre community park, managed by the Knowle Park Trust, which has forged connections with community groups to develop and evolve the facilities in the park to conserve and enhance the wildlife habitat, and add to the natural capital and social infrastructure of Cranleigh

Determining Issues

- Principle of Development
- Prematurity
- Planning History
- Environmental Impact Assessment
- Loss of Agricultural Land
- Location of Development
- Housing Land Supply
- Housing Mix
- Affordable Housing
- Highway Considerations
- Impact on Countryside beyond the Green Belt
- Impact on Landscape Character
- Impact on Trees
- Impact on Visual Amenity
- Impact on Residential Amenity
- Provision of Amenity and Play Space
- Flood Risk and Drainage Considerations
- Noise Impacts
- Air Quality Impacts
- Archaeological Considerations
- Crime and Disorder
- Infrastructure
- Health and Wellbeing
- Financial Considerations
- Climate Change and Sustainability
- Biodiversity and Compliance with Habitat Regulations 2010
- Water Frameworks Regulations 2011
- Accessibility and Equalities Act 2010 Implications
- Human Rights Implications
- Cumulative Impacts
- Representations
- Development Management Procedure (Amendment) Order 2015 Working in a Positive/Proactive Manner
- Conclusion and Planning Judgement

Planning Considerations

Principle of development

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The planning application seeks outline permission for the development proposal with all matters reserved for future consideration except for access. As such, the applicant is seeking a determination from the Council on the principle of the residential development and associated access.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF at paragraph 197 provides the framework within which the local planning authority should determine planning applications, it states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: inter alia any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

The proposal involves a substantial redevelopment of the site and as such the impact of the envisaged traffic movements on highway safety and capacity will be considered and the County Highway Authority will be consulted.

The proposal is for a substantial residential development and as such the Council's policies on housing density, size of dwellings and affordable housing are relevant.

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland and aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.

The NPPF states that access to high quality open spaces including canals and waterways can make an important contribution to the health and wellbeing of communities. Policy C12 of the Local Plan states that development will not be permitted where it would have a detrimental impact on the visual qualities, setting, amenities, ecological value, heritage interest or water quality of canals and waterways.

The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality

The NPPF and Policy TC1 of the Local Plan set out that town centres should be recognised as the heart of a community and any proposed development should support their vitality and viability.

Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has previously been sought for the change of use of land to provide sports playing field with associated parking and access from Knowle Lane under WA/2009/1763, this application was withdrawn. An historic proposal for a similar development was refused under WA/1987/0192. The applications both related to the areas of land identified as Area A (the eastern part of the site), identified to accommodate the proposed Country Park.

Various historic permissions have been granted for additional greenhouses, associated water storage/drainage works and associated buildings relating to the Cranleigh Nurseries site. This is the area of land is identified as Area C and would accommodate majority of the proposed dwellings. These permissions relate to the lawful use of the site identified as Area C as being in use for horticulture.

In the case of this current application, the test is to consider whether firstly the loss of established business and agricultural land is acceptable, against relevant policy requirements and thereafter whether the proposed development would be acceptable in all other respects.

Prematurity

Annex 1 of the National Planning Policy Framework explains how weight may be given to policies in emerging plans. However, in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

Officers conclude that the emerging Local Plan is not at an advanced stage and that the Cranleigh Neighbourhood Plan is at an early stage in its development. Given that the Local Plan and Neighbourhood Plan are not at an advanced stage and taking account of the recent appeal decision, as well as the advice within NPPG, Officers conclude that a reason for refusal based on prematurity could not be substantiated.

Environmental Impact Assessment

A Regulation 5 Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regs) was adopted by the Council in June 2014. The Screening Opinion concluded that the proposed development schemes falls to be classed as a Schedule 2 Urban Project (paragraph 10b), and would constitute EIA development.

The matters identified in the Screening Opinion as needing to be address in the Environmental Statement (ES) included:

- Air quality – addressed under the heading ‘air quality’ (p.8) in the adopted Screening and Scoping Opinion – covered in Chapter 10 ‘Population: Noise, Air Quality & Human Disturbance’ (pp.64-67) of the Environmental Statement and Appendix F to the Environmental Statement.
- Archaeology & historic environment – addressed under the heading ‘archaeology & historic environment’ (p.8) in the adopted Screening and Scoping Opinion – covered in Chapter 12 ‘Material Assets: Archaeology &

Heritage Impact’ (pp.72-73 of the Environmental Statement) and Appendix H to the Environmental Statement.

- Ecology – addressed under the heading ‘ecology’ (p.8) in the adopted Screening and Scoping Opinion – covered in Chapter 8 ‘Flora & Fauna: Ecology, Nature Conservation & Wildlife Habitats’ (pp.47-55) of the Environmental Statement and Appendix D to the Environmental Statement.
- Geology & soils – addressed under the heading ‘geology & soils’ (p.8) of the adopted Screening and Scoping Opinion – covered in Chapter 6 ‘Soils: Ground Conditions, Hydrogeology & Contamination’ (pp. 40-42) of the Environmental Statement and Appendix B to the Environmental Statement.
- Hydrology & hydrogeology – addressed under the heading ‘hydrology & hydrogeology’ (pp.8-9) in the adopted Screening and Scoping Opinion – covered in Chapter 7 ‘Water: Resources, Flood Risk & Surface Water Management’ (pp.43-46) of the Environmental Statement and Appendix C to the Environmental Statement.
- Landscape – addressed under the heading ‘landscape’ (p.9) in the adopted Screening and Scoping Opinion – covered in Chapter 13 ‘Material Assets: Landscape Character & Visual Impact’ (pp.74-76) of the Environmental Statement.
- Socio-Economic – addressed under the heading ‘socio-economic’ (p.9) of the adopted Screening and Scoping Opinion – covered in Chapter 9 ‘Population: Socio-Economic Impacts’ (pp.56-63) of the Environmental Statement and Appendix E to the Environmental Statement.
- Traffic – addressed under the heading ‘traffic’ (p.9) of the adopted Screening and Scoping Opinion – provided as Chapter 11 ‘Population: Traffic, Transport, Access & Parking’ (pp.68-71) of the Environmental Statement and Appendix G to the Environmental Statement.

A summary of the conclusions of the chapters of the ES and additional information is given herewith:

Topic area	Summary of conclusions
Soils – Ground Conditions, Hydrogeology & Contamination	<p>A Geo-environmental Risk and Land Contamination Assessment was undertaken on the Nurseries site and comprised a walk-over survey and desk top study of historical data and information to develop a conceptual site model of the potential pollutants on the site.</p> <p>There was no current or historical evidence of concentrations of man-made contaminants evident on site from either exercise.</p> <p>The site was considered to have a low-to- medium risk for the identified receptors. However, a potential pollutant was identified from the build up of fertile topsoil within the glasshouses resulting from their extended horticultural use, whereby organic matter in the significant depths of topsoil could result in the generation and release of critical concentrations of</p>

carbon dioxide into sub-structures of new housing, thus having a potential effect on the health of the occupants.

Demolition and removal of the glasshouse structures, hard standings and other structures may expose historical contaminants, resulting in their release to the surrounding environment. Disturbance of the ground during earthworks for the construction of new housing may uncover contaminants. Residential use of the Nurseries site may expose new residents to soil pollutants that might affect their health.

The report recommended that further site investigation and monitoring works be carried out;

- Trial pitting to establish top-soil depths and relevant chemical testing of samples for fertiliser content prior to construction, particularly in areas where any excessive top-soil is scheduled to be removed to facilitate house construction and used elsewhere on site).
- Surveys for the presence of asbestos and asbestos-based materials in the existing buildings, which materials should be removed prior to demolition in accord with established statutory regulations.
- Additional gas and groundwater monitoring visits to define the ground gas regimes and evaluate the need for gas barriers in sub-structure construction and other critical features.

Mitigation:

Preliminary site investigation works to establish the topsoil depths have been undertaken and the floor and ground levels of the proposed development will be designed to accommodate the sustainable drainage strategy and have accounted for the relocation of top-soil on site.

Topsoil would be reduced to suitably safe thicknesses in residential areas and any surplus reused in the parkland areas (where there is no issue with CO2 build-up). Also, the houses would be constructed with gas resistant sub-structure membranes where required.

Further site investigations may be required to locate and remove any asbestos-based materials on site, to test the soil characteristics, and to monitor the ground gas generation and exposure risks so as to evaluate

the need for any gas barriers in the sub-structure of the new houses. At this outline planning stage a condition relating to the further site investigations and demolition of the existing structures is considered to satisfy this concern.

The Knowle Park Initiative team has investigated the market for the glass and aluminium structures for recycling and re-use, and found that the aluminium structures can be economically reprocessed for use in other industries. Also, there is a market for used glass in Europe, which makes the dismantling, removal and sale of the glass a probably viable prospect.

Flood Risk

A Site Specific Flood Risk Assessment has been completed for the development which confirms that the glasshouses area of the Nurseries, Knowle Park West and the southern section of the Knowle Park site, do not fall within an area identified as being at risk from flooding. This relates to the 1in100 year plus climate change and 1 in 1000 year plus climate change scenarios.

An area of the lakes/reservoirs on the Nurseries site does fall within the Flood Zone 2, and areas along the northern boundary of the park site (i.e. adjacent to Little Mead Brook) also fall within Flood Zones 2 and 3.

Access to the Nurseries and Knowle Park West site is not affected by fluvial flooding from Little Mead Brook (even in the 1 in 1000-year plus climate change event). However, it appears that there has been some lack of maintenance in the drains near the Little Mead Industrial Estate leading to ponding of water on the adjacent Alfold Road; at no stage has this ponding been non-fordable by motor car.

Aside from the areas identified, no significant flooding from any other sources affect any of the Knowle Park Initiative site.

Surface Water

The existing glasshouses discharge their rainwater into a number of features. At the western end of the Nurseries site, the glasshouse gutters are collected on the northern side of the buildings at eaves level and discharge into the highest of the three reservoirs, which then discharges into the next two reservoirs in

sequence, thereby acting as an attenuation mechanism as well as creating rainwater storage for use on the crops that were grown inside the glasshouses.

The lower two reservoirs on the Nurseries site are stocked with fish and used as fishing lakes. Water is extracted from Cranleigh Waters, and boreholes on site, and stored in these reservoirs for use on the crops inside the glasshouses.

The eastern end of the Nurseries site, the glasshouse gutters and other buildings and hard surfaces discharge into Little Mead Brook on the northern edge of the site via underground pipes.

The Knowle Park West site is an arable field with a downward gradient towards the northwest, with a ditch on its eastern boundary (with Knowle Park), and a roadside ditch on its western boundary (i.e. Alfold Road).

The Knowle Park site consists of agricultural land on the northern side of the hill, with a surface gradient that falls towards Little Mead Brook which runs from east to west along the northern boundary of the site.

The Little Mead Brook runs along the northern and eastern sides of Osier Bed with sharp 90- degree bends where, on the eastern side of Osier Bed, a low lying field within the Knowle Park Site lies to the north of the brook.

Flood Risk to new residents:

A bespoke hydraulic model of the site, composed from the survey data, has guided the development to be placed in appropriate locations and the Sequential Test for flood risk is satisfied by virtue of the fact that no housing is located within the flood zones; all parts of the housing areas within Zone 1; safe dry access to both housing sites is available even in the 1 in 1000-year event and; all finished floor levels will be at least 300mm above the modelled 100-year plus climate change event.

The park activities on the lower sections of the Knowle Park Site are not sensitive to flooding and unlikely to be used during a 1 in 100 or 1 in 1000 year flood event. Safe access from the Park and access to higher ground within the Park is also available.

	<p>Flood Risk to other areas outside the site: The proposed recreational and wildlife lake in the Knowle Park site have the potential to significantly increase the attenuation volume and active flood plain for the Little Mead Brook, thereby significantly reducing flood risks downstream of the development.</p> <p>The proposals include a Sustainable Surface Water Strategy that demonstrates how the existing lakes, permeable structures and attenuated storage can reduce the surface water run-off from the houses and paved areas to below the current scales. This is achieved by virtue of the fact that part of the existing greenhouse run-off discharges directly into Little Mead Brook, while the proposed development run-offs will be attenuated. The overall result is no increase in flood risk to neighbouring and other properties as a consequence of the development.</p> <p>Mitigation: The Flood Risk Assessment and hydraulic modelling have informed the location and design of the housing development and proposals for the park in such a way that no housing falls within a zone at risk of flooding, and safe access is available to the development at all times.</p> <p>The sustainable drainage strategy continues to use the existing lakes for attenuation but reduces the surface water run-off rate by providing attenuation to all structures on site, whereas the existing glasshouses to the east of the Nursery discharged directly to Little Mead Brook.</p> <p>The lakes and other landscape and flood attenuation features have been integrated into the design to provide both amenity and wildlife benefits in the 'landscape-led' design. The sustainable housing may also include provision for rainwater harvesting from house roofs to provide water for gardens, further reducing surface water run-off and demand on mains water supplies.</p>
Flora & Fauna – Ecology, Nature Conservation & Wildlife Habitats	The Phase 1 Ecological Survey 76 identified potential wildlife habitats and species on and around the site. A Phase 2 Ecological Report is included in the appendix and that summarises the additional ecological surveys undertaken and assesses the potential effects of the proposals on these habitats, making recommendations as to how these effects may be mitigated or avoided.

The survey recorded 13 different types of habitat on site including; buildings; hardstandings; amenity grassland; standard trees; hedgerows; dense scrub; arable; semi-improved grassland; semi-natural broadleaved woodland; ruderals; ditches; earth mound and ponds.

In addition to the habitats on site, the ecological surveys considered the suitability and connectivity of adjacent habitats surrounding the site and the potential for species to transit the site.

Habitats surrounding the site comprise semi-improved grassland to the south and east of the site, whilst semi-natural broadleaved woodland dominates the northern and western site boundaries. These conditions provide opportunities for multiple species and connectivity through the site, including good connectivity to the hedgerow network, and are likely to provide dark corridors for light-sensitive species such as horseshoe bats. This is not the case in parts of the Nurseries site where light spill from the nursery, and adjacent housing, have an effect.

Mitigation:

- The establishment of a 'wildlife corridor' along Little Mead Brook to the north of the Nurseries site, with a 10m buffer from development.
- Protection of existing retained trees and hedgerows that accommodate foraging activity for bats, badgers, dormice and other small mammals, and nesting opportunities for birds, including the protection of a possible bat roost in a veteran tree;
- Long term management plans for existing habitats to be developed at the detail stage;
- Supervision of particular clearance works by an Ecological Clerk of Works;
- Development at the detail stage of a sensitive lighting plan to maintain 'dark corridors' along the retained hedgerows to the north of the Knowle Park Site for continued foraging by light sensitive bat species; and
- A Construction Environmental Management Plan will include detail method statements of particular areas of works.

In addition to the 'wildlife corridor' the ecological reports identified the opportunities for significant habitat enhancements afforded by the proposals

	<p>including:</p> <ul style="list-style-type: none"> - The creation of a new lake, adjacent to Little Mead Brook within Knowle Park, creating new habitat for water voles, amphibians, and invertebrates, and providing excellent connectivity of habitats along Little Mead Brook; - Management of the habitat around the existing lakes to promote badger and otter occupation, reptiles and dormice; - Creation of additional woodland habitat in the arboretum providing opportunities for bats, badgers, dormice and other small mammals so as to expand their range of foraging and nesting opportunities for birds; - Creation and sensitive management of the Osier Bed to encourage marginal habitats for water vole, amphibians and invertebrates, by providing semi-wetland habitat close to the watercourse and the removal of invasive Indian balsam, thereby creating a more open wetland habitat; - Creation and management of a significant area of former arable land as wildflower meadow, providing opportunities for round nesting birds, reptiles, dormice, and foraging opportunities for open field bats at night; and - The Proposals also include opportunities to conserve and enhance wildlife habitats and expand the biodiversity of the site, with additional wildlife habitats created in the Community Park and Nurseries Lakes areas and along a 'wildlife corridor' following Little Mead Brook between the two sites.
<p>Population – Socio-Economic Impacts</p>	<p>The site is situated in the Cranleigh West Ward, the population of which, from census records in 2001, was 4,021 and in 2011 was 4,224, equating to a growth of around 4.9%, which is below the average for the Borough (4.9%), region (7.9%) and nationally (7.3%). However, this is expected to increase with the introduction of housing targets related to the objectively assessed needs of the area.</p> <p>A review of the baseline data indicates that Cranleigh has a growing population and unmet demand for housing with a history of low affordable housing provision as one of the most unaffordable districts of the country.</p> <p>The proposals provide a long term viable use for the redundant nursery site and contribute to the need for housing accommodation. They have been tailored to</p>

	<p>meet the needs of the area, responding to local requirements for down-sizing and potentially provide for 'hidden homeless' in the area in a development that respects the character of the area.</p> <p>The additional population will benefit local businesses and the proposals include a package of measures that encourage social cohesion and local involvement of the new residents that will benefit local businesses and capture more of the 'Local Spend' in the Cranleigh area, while promoting a healthy lifestyle.</p> <p>There are anticipated to be some minor effects on the capacity of local facilities, for which proportional contributions toward infrastructure provision will address.</p> <p>While the majority of working age residents commute out of Cranleigh, the village is a local service centre and has a significant tourism industry with a number of businesses in Cranleigh reliant on passing trade arising from tourists experiencing the rural attractions of the area.</p> <p>The proposed park has been developed in collaboration with the local community as a self-funding community resource that in addition to providing some direct employment will have long term benefits in promoting the 'Tourism Image' of Cranleigh, benefiting the Tourism Sector of the local economy</p>
<p>Population – Noise, Air Quality & Human Disturbance</p>	<p>Noise and air quality assessments have been undertaken to establish the existing conditions on and near the site.</p> <p>The site is not located within any of the Council's designated Air Quality Management Areas (AQMAs); these are located some significant distance from the development, namely in Farnham, Godalming and Hindhead.</p> <p>The data from the Council-operated monitoring stations indicate that the air quality standards have "been easily achieved each year at the roadside and rural locations" near the site, and there is a decreasing trend with an expectation for a continuing general improvement.</p> <p>The potential effects, both individually and cumulatively, of the development during the</p>

	<p>operational phase (following completion of construction) has been assessed and, despite an increase in traffic and activity on the site as a result of the proposals, it is anticipated that the concentration of pollutants will be “significantly below the National Objective”.</p> <p>Accordingly, no mitigation measures for air quality are required.</p> <p>The effects of noise and vibration generated by the proposal and effects of existing noise generators on the proposed housing has been assessed with only minor effects, and mitigation recommended required for the construction phase.</p> <p>The locations of park activities, and the shape and form of the development, respond to the location of sensitive receptors and avoid adverse impacts on neighbouring properties.</p> <p>Mitigation: Construction management plan to be provided to mitigate disturbance to residents from noise and dust build-up during the construction phase, including hours of operation. It also highlights the need for awareness of sensitive receptors and the potential effects of equipment used, as well as adopting a monitoring and review process whereby the effects may be observed and actions adjusted where necessary.</p>
<p>Population – Traffic, Transport, Access & Parking</p>	<p>A Transport Assessment was undertaken in accordance with government guidance.</p> <p>The proposed housing will generate a need for the residents to travel, whether to school/work, to shops, or to community and leisure facilities.</p> <p>The dominant transport method for the area is by private car, although the Cranleigh Ward has the highest percentage of people travelling to work by foot. Traffic generated by the proposals may lead to congestion on the highway network and disturbance to other road users and nearby properties.</p> <p>The location of the access points to the dwelling parking provision schemes, and on site facilities for the promotion of non-car mode transport and access to public transport, all have an effect on the impact of traffic generation. Accordingly, the proposals include a</p>

'Travel Plan' to mitigate these effects.

There is also traffic generated (albeit for a temporary period) during the construction phase of the development that has the potential to disturb neighbouring residents (see section on Noise and Air Quality above) and also affect highway usage.

Transport Strategy:

There are 5 main components to the Transport Strategy:

- The extension of the existing speed reduction on Alfold Road to provide a 30mph speed limit from the existing 40mph speed limit up to and including the development access to provide an improved environment for pedestrians and cyclists;
- The creation of a consistent footway leading to the site along Alfold Road;
- Pedestrian and cycle links across the Knowle Park to the east of the site with improved connection to the existing cycle network;
- The arrangement of a shuttle bus running from the site to local schools, with the potential to divert an existing bus route to serve the development working in collaboration with neighbouring development proposals; and
- Contributions to highway network improvements listed above.

Travel Plan:

'Travel Plan' detailing measures to promote non-car modes of transport and use of local facilities to encourage social cohesion and healthy communities which include measures such as:

- Cycle training and discount vouchers for bikes and equipment from a local store;
- Travel packs for new residents identifying the location of local facilities and public transport timetables; and
- Access to a community travel website for additional local travel information.

Construction Traffic:

The CEMP also requires method statements for particular pieces of work including the location of haul roads used on site during construction and it is anticipated that:

- Access to the Nursery Site will use the existing southern access to the nursery, along the existing

	<p>concrete road to a compound between the existing glasshouses, separated from the existing footpath along the southern boundary by Herras Fencing; and</p> <ul style="list-style-type: none"> - Access to the Knowle Park West Site will use the location of the proposed Road Access to the north of the existing footpath to avoid conflict with the footpath route. <p>The footpaths would then remain open during the construction phase and avoid any segregation of routes through the site.</p>
<p>Material Assets – Archaeology & Heritage</p>	<p>A desk-based Archaeological Assessment and site visit was undertaken, searching through historical records of the site and surrounding (1km) search area to identify the likelihood of items of archaeological interest being found on the site and potential for impact upon other heritage assets.</p> <p>There are eleven listed buildings and one Conservation Area within the search area of the Archaeological Assessment, none of which are affected directly or indirectly by the proposals.</p> <p>The Archaeological Assessment notes that the site lies to the south of the historical cores of Cranleigh. With the exception of the Area of High Archaeological Potential on the hill adjacent to Knowle Park Nursing Home, little evidence of activity discovered from the prehistoric or medieval period near the site, where the site is likely to have been covered by extensive woodland.</p> <p>While the post-medieval period saw the expansion of Cranleigh, this was largely to the north of the railway line (now disused) and parts of the housing sites remained as woodland, probably up until the glasshouses were constructed on the Nurseries site, seen on the 1973 map.</p> <p>The housing areas have negligible potential for features and deposits of archaeological interest to be present on the site and the housing development is likely to have a negligible impact upon the archaeological resource. Therefore, no archaeological mitigation for these sites is proposed.</p> <p>There is no archaeological mitigation proposed for the housing sites.</p>

	<p>However, the area of High Archaeological Potential does appear within the Knowle Park site and the proposed amphitheatre has been located so as to not disturb this area.</p> <p>No other proposed works are anticipated to have any effect on the archaeological resource.</p>
<p>Material Assets – Landscape Character & Visual Impact</p>	<p>The Knowle Park Initiative site does not fall within any designated Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGLV) or Green Belt.</p> <p>The existing glasshouse and other structures at West Cranleigh Nurseries are relatively concealed from public vantage points in the wider landscape, largely only visible from Alfold Road, the public footpath running along the southern boundary of the site, and partly visible through gaps in the trees from the houses immediately to the north accessed from Elmbridge Road.</p> <p>The existing fields of Knowle Park have a picturesque character, gently rising from the low lying field adjacent to the watercourse, gently rising to cross an existing footpath, steepening as it meets the highest point of the site on the Knowle adjacent to Knowle Park Nursing Home.</p> <p>The parkland area is visible from the access onto Knowle Lane, the footpath that crosses the land and overlooked by Knowle Park Nursing Home, as well as footpaths crossing fields to the south-west of the site.</p> <p>The field area of Knowle Park West sits against a wooded backdrop of Knowle Wood and overgrown scrub-land to its south, screened from wider views by trees along its southern boundary and Alfold Road and partly screened by existing trees along the existing field boundaries to the remainder of Knowle Park.</p> <p>The replacement of the glasshouses with new housing, the introduction of new housing at Knowle Park West and the creation of new parkland open to the public at Knowle Park, will all have visible effects on the landscape and result in differing degrees of change, in character and visual impact.</p> <p>The Proposed Housing at Knowle Park West is of low</p>

density and includes a significant degree of tree planting to give a 'wooded' appearance. While the view from the footpath that borders the site will inevitably be affected, wider views would be less significantly altered, with housing viewed between the tree canopies in a similar way to how parts of Cranleigh High Street are seen from the top of the hill in Knowle Park.

The Nurseries site is shrouded in trees to its northern and eastern borders (all retained in the proposals) and the housing would replace the existing glasshouse structures. As described above, the arable field to the south of the Nurseries is similarly enclosed by trees along the field boundaries, giving a limited impact of the proposals on the wider landscape.

Once again, views from the footpath that borders the southern side of the site will inevitably change. However, the proposals include a 'Linear Park' along this part of the route that will significantly enhance the footpath experience, and the substitution of 'glass' for 'housing' (when read in conjunction with the plans for landscaping, green infrastructure and open space) could reasonably be seen as a net benefit in landscape terms.

Mitigation/Design:

The Site Analysis and Opportunities identifies key characteristics and structure of the landscape that is largely retained within the proposals, identifying a developable area that retains protection to existing trees, landscape and wildlife habitat features on the site. The landscape strategy is developed from this study and contained within the Green Infrastructure Parameter Plan.

The 'landscape-led' design and illustrative layout indicate how the housing areas respond to their surrounding constraints and the proposals have used these designs to set parameters and a design code that protects the amenity of neighbouring sites utilising features such as the Linear Park and 'wildlife corridor' to provide buffer zones between the housing development and the wider landscape.

Two of the existing lakes, and existing trees, have all been retained in the proposals and inform the 'landscape-led' design that takes advantage of existing landforms with the introductions of subtle features such as the grass stepped amphitheatre,

	lakes and woodland habitat using the existing landscape form to create new features.
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The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) state that an Environmental Statement (ES) should 'include the data required to identify and assess the main effects which the development is likely to have on the environment'.

An ES is required to ensure that the likely significant effects (both direct and indirect) of a proposed development are fully understood and taken into account before the development is allowed to go ahead. An EIA must describe the likely significant effects and mitigating measures envisaged.

The environmental issues that have been most significant relate to traffic and transportation, noise, air quality, ecology and nature conservation, landscape and visual impact assessment, archaeology, water resources and flood risk, climate change and cumulative impacts.

On conserving and enhancing the natural environment, paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes;
- Recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraphs 120 to 125 of the NPPF set out policies to mitigate and reduce to a minimum the adverse impacts of development on health and quality of life. Such effects include ground pollution, contamination, instability, lighting, noise and air quality.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative impacts on air quality from individual sites in local areas.

Planning decisions should ensure that any new development in AQMAs is consistent with the local air quality action plan. The site is within an AQMA Buffer Zone.

On flood risk, paragraph 99 of the NPPF states that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures.

Paragraphs 100 to 104 set out flood risk considerations and incorporate the Sequential and Exception Tests previously contained in PPS25: Development and Flood Risk.

In particular, paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The main conclusions of the ES topics are provided above and the officers' response to them are set out below:

i. Soils – Ground Conditions, Hydrogeology & Contamination

The site is identified within the Council's own records as being potentially contaminated. The ES concludes that there was no current or historical evidence of concentrations of man-made contaminants are evident on site. However, further site investigation and monitoring are recommended to be carried out.

It is considered that, subject to the mitigation measures set out within the ES and appropriately worded conditions to secure further investigation, should planning permission be granted, that an appropriate and safe environment for future residents could be achieved

The Flood Risk Assessment and hydraulic modelling have informed the location and design of the housing development and proposals for the park in such a way that no housing falls within a zone at risk of flooding, and safe access is available to the development at all times. It is also demonstrated through the indicative designs that the proposals would not give rise to flood risk off-site.

The Environment Agency and Lead Local Flood Authority have considered the proposed development from a flood risk point of view, and have confirmed that no objection would be raised to the application on these grounds, subject to recommended conditions. A detailed assessment of flood risk and the proposed drainage strategy is set out under the 'Flood risk and drainage' section of this report.

ii. Flora & Fauna – Ecology, Nature Conservation & Wildlife Habitats

Phase 1 and Phase 2 Ecological Surveys have been carried out, and this includes full details of ecological surveys undertaken. The application submissions suggest a significant level of mitigation to overcome any detrimental ecological impact, harm to nature conservation interest and wildlife habitats.

Surrey Wildlife Trust and Natural England have been consulted. Whilst Natural England has referred specifically to its own Standing Advice, Surrey Wildlife Trust has considered the proposals further and stated that provided the applicant undertakes all the mitigation works proposed, the proposals would conserve the natural environment and minimise impacts on biodiversity.

iii. Population – Socio-Economic Impacts

The ES states that the baseline data indicates that Cranleigh has a growing population and unmet demand for housing with a history of low affordable housing provision as one of the most unaffordable districts of the country. The proposal would assist also in meeting a local housing need and provide 40% of the homes as affordable. As such, it would have a positive social effect.

The resulting population would also benefit local businesses through increased footfall to the village from the increased population.

The significant amount of public open space proposed would also provide a link between the existing community and that proposed. In terms of the increased demand upon services, appropriate mitigation is sought either through formal provision or financial contribution to service providers. As such, the proposal is not considered have an adverse social or economic impact.

iv. Noise, Air Quality & Human Disturbance

The ES concludes that the proposed development would not have an adverse impact upon air quality, subject to mitigation in the form of a Construction Management Plan (CMP) and a monitoring and review process whereby effect may be observed and actions adjusted where necessary.

The Council's Environmental Health Officers have agreed that a CMP is appropriate and could be secured by condition. They have also confirmed the need to restrict burning of material on-site, to protect the air quality for the existing receptors in the buffer zone to the AQMA. Diesel cars are also highlighted as a likely contributor to air quality, therefore electric vehicle charging points are required. A restriction to hours of construction works should also be applied to protect amenity.

v. Population – Traffic, Transport, Access & Parking

The ES includes a Transport Assessment to consider the impact of the development upon the existing highway network. The proposal would result in an increase in traffic to and from the site, and in order to mitigate the impact and significant number of highway and public transport infrastructure improvements have been identified through the TA and through consultation with the County Highway Authority.

Subject to the mitigation works, the proposed is not considered to have an adverse impact upon the existing highway network.

vi. Archaeology & heritage

The ES includes an Archaeological Assessment, which has included a 1km search area. This has concluded that there are eleven listed buildings and one Conservation Area within the search area of the assessment, none of which are affected directly or indirectly by the proposals.

The assessment notes that the site lies to the south of the historical cores of Cranleigh and highlights an Area of High Archaeological Potential on the hill adjacent to Knowle Park Nursing Home. The ES concludes that the housing areas have

negligible potential for features and deposits of archaeological interest to be present on the site and the housing development is likely to have a negligible impact upon the archaeological resource. Therefore, no archaeological mitigation for these sites is proposed.

The above conclusions are not agreed by the County Archaeologist who has confirmed the need for a programme of archaeological work to be secured by condition, to ensure that the detailed design is influenced by an archaeological assets that may be worthy of preservation. Whilst the ES does adequately assess the surrounding heritage assets and the conclusions of the ES are not agreed by officers, the County Archaeologist has confirmed that the matter could be dealt with by condition of any approval, if permission is granted.

vii. Landscape Character & Visual Impact

The ES concludes that the proposal is subject to a 'landscape-led' design and the illustrative layout indicates how the housing areas respond to their surrounding constraints. The proposals have used these designs to set parameters and a design code that protects the amenity of neighbouring sites utilising features such as the Linear Park and 'wildlife corridor' to provide buffer zones between the housing development and the wider landscape.

The site does not fall within any designated Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGV) or Green Belt. The landscape characteristics of Areas A and B can be described as Low Weald, which is described as broad low lying...clay vale...intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and hedgerows. The site also falls within Cranleigh sub-area CL1-B, as described in the Council's Landscape Study of August 2014.

Existing landscape features are also retained, through the country park, tree lined boundaries and existing lakes. It is considered that the proposed housing within Area B, would have a major adverse impact upon the landscape. This impact is considered in greater detail under the 'Impact on Landscape Character' section of this report.

It is considered that the ES has adequately explained the environmental implications of the proposed development and the proposed mitigation measures are acceptable. Officers are therefore satisfied that the likely effects of the development have been satisfactorily addressed and that there would not be a significant effect, in EIA terms.

The lawful use of the land and loss of agricultural / employment land

The application site consists of three distinct areas. Areas A and B consist of agricultural fields. Policy RD9 of the Local Plan outlines that development will not be permitted which would result in the loss or alienation of the most versatile agricultural land unless it can be demonstrated that there is a strong case for development on a particular site that would override the need to protect such land.

On all grades of agricultural land, development will not be permitted which would result in the fragmentation of agricultural or horticultural holdings as to seriously undermine the economic viability of the remaining holding.

Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The submitted Agricultural Land Classification Assessment classifies the land forming Areas A and B as follows:

Grade	Description	Area (ha)	% of agric. land
2	Very good quality agricultural land	3.6	15
3a	Good quality agricultural land	2.6	11
3b	Moderate quality agricultural land	18.2	75
Non-agricultural		2.1	
Total	Total Agricultural	26.5	100

The above identifies that the majority of Areas A and B (75%) comprise Subgrade 3b agricultural land, which is not defined as ‘best and most versatile’ land when assessed against the NPPF. The remaining 25% of the land comprises Subgrade 3a (11%) and Subgrade 2 (15%) agricultural land.

The NPPF is clear in stating that, where significant development of agricultural land is demonstrated to be necessary, poorer quality should be used in preference to higher quality. In the case of the current proposal, the majority of the land would make use of poorer quality land, and officers do not believe that the loss of 6.2 hectares of ‘best and most versatile land’, given the significant need for housing within the Borough, results in a significant loss of ‘best and most versatile land’.

Area C comprises Cranleigh Nurseries, associated greenhouses and ancillary buildings; therefore the lawful use of this part of the site is for use for horticulture.

Paragraph 22 of the of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

In support of the application, a Market Assessment has been provided by the applicants. This assessment concludes that given the nature of the glasshouse

buildings and the extent of work required to make the site commercially viable for other commercial uses, the most appropriate use of the site would be the redevelopment for residential purposes.

The Horticultural Appraisal and Viability Report also states that the glasshouses have reached the end of their useful economic life and are now considered obsolete in design and unsuitable for intensive and sustainable horticultural production. It also goes on to state that the current rental income does not cover costs of the building, without allowing for factors such as depreciation and reinvestment. In addition, replacing the glasshouses on what is now considered to be a comparatively small site by modern standards for glasshouse crop production, and therefore a considerably larger area, would need to be considered. More favourable locations, such as the West Sussex coastal plain is more favourable for crop production.

The recommendation of the Viability Report is that seeking an alternative non-agricultural or horticultural utilisation represents a more viable economic opportunity given the circumstance surrounding the current glasshouses.

In light of the appellant's submissions, and in the first instance, officers accept that the loss of the greenhouses would be acceptable given the current condition of the glasshouses, and the dated form. In the second instance, given the significant need for housing with the Borough, the loss of both the employment use and agricultural land is considered to be acceptable in this instance.

Location of Development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The Key Note Policy of the Waverley Borough Local Plan aims, amongst other matters, to make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment. The text states that opportunities for development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh), mainly through the re-use or redevelopment of existing sites.

Paragraph 55 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 69 of the NPPF states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

The village of Cranleigh provides a significant number of services and facilities. This is a material consideration that weighs in favour of additional housing growth in and around the village.

The application site falls outside of the settlement boundary, within the Countryside beyond the Green Belt. It is also physically divorced from the settlement boundary. Area C is located within closest proximity to the existing settlement boundary, whereas, Areas A and B would be located further from the settlement boundary, being some 150-200 metres south/west of the developed area boundary.

In this respect, It is a highly material consideration that planning permission was granted on appeal under reference WA/2014/0912 in relation to Land South of High Street between Alfold Road and Knowle Lane, for outline planning permission with reservation for subsequent approval of the appearance, landscaping, layout and scale for the erection of up to 425 dwellings, including affordable homes, new access points and associated works. Therefore the extent of built form to the south of the existing village, and connectivity between the application site and the centre of the village, will change significantly as a result of that approval.

It is also material that the land directly to the south of Area B is being considered for housing development under WA/2015/0478 (Little Meadow). This application is reported elsewhere on this agenda. This site comprises the area of land between the scheme approved under WA/2014/0912 and the application site. Whilst the application site and the Little Meadow site are not contiguous with the settlement boundary as existing, the result of all three schemes would provide a much improved connectivity and relationship between the application site and the village.

In considering the potential connectivity between the Little Meadow application (WA/2015/0478) and the current application site, the applicants have provided indicative plans demonstrating how vehicular, pedestrian and cycle routes could be achieved between the two schemes. Whilst this will be a matter to be considered at the detailed reserved matters stage, should permission be granted, it is considered to be appropriate to attach a condition to the current application that connectivity between the two sites should be provided, largely in accordance with the indicative plans produced.

Whilst the planning permission at Land South of High Street between Alfold Road and Knowle Lane (WA/2014/0912) has now been allowed, the existing public footpath network (which would be upgraded) and the new links provided in accordance with the above referenced condition, connectivity between the three sites would provide both pedestrian and cycle access into the village centre.

The County Highway Authority has also confirmed that it is satisfied that the proposed package of transport mitigation measures would improve accessibility to the site by non-car modes of travel. Therefore the planning application does meet the transport sustainability requirements of the National Planning Policy Framework.

As such, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality

of the community of Cranleigh. Therefore, whilst acknowledging that the site is outside of the developed area, it is considered that the proposal would not result in isolated dwellings in the countryside and as such the application is not required to demonstrate any special circumstances as required by paragraph 55 of the NPPF.

Housing Land Supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 47 of the NPPF states that local planning authorities should use their evidence bases to ensure their Local Plan meets the full needs for market and affordable housing in the Borough, and should identify and update annually a five-year supply of specific and deliverable sites against their housing requirements. Further, a supply of specific, developable sites or broad locations for growth should be identified for years 6-11 and, where possible, 11-15. LPAs should also set their own approach to housing density to reflect local circumstances and to boost significantly the supply of housing.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 50 of the National Planning Policy Framework directs that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: inter alia plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

The provision of new market and affordable housing will assist in addressing the Council's housing land supply requirements. Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013. That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted. However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that the latest evidence in the Strategic Housing Market Assessment points to a higher level of housing need in Waverley than that outlined within the South East Plan. The West Surrey Strategic Housing Market Assessment

September 2015 indicates an unvarnished figure of at least 519 dwellings per annum. The latest 5 year housing land supply assessment shows a supply of 4.33 years, based on the unvarnished housing supply figure above. This falls short of the 5 year housing land supply as required by the NPPF. This is a material consideration to be weighed against the other considerations for this application. The 5 year supply position will be changed with the recent approval of Land South of High Street between Alfold Road and Knowle Lane (WA/2014/0912) for 425 dwellings. The calculation on the latest position is currently being carried out and an oral report will be made to the meeting on this matter.

The Self-build and Custom Housebuilding (Register) Regulations 2016 made under the Self-build and Custom Housebuilding Act 2015 places a duty on borough and district councils to hold a self-build and custom housebuilding register and to have regard to this register in their planning, housing, land disposal and regeneration functions. The Council is required in meeting its housing need to take account of this demand. The provision of self build and custom build housing is a material consideration to be weighed into the balance of considerations.

The proposed development offers 44 self build units as part of this proposal, that would be accommodated in Area B. The current number of those on the Council's register will be reported as an oral update to the Committee.

Housing mix

The NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Waverley Borough Local Plan 2002, in respect of housing mix, is considered to be broadly consistent with the approach in the NPPF. It outlines the Council's requirements for mix as follows:

- a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,
- b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,
- c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The density element of Policy H4 of the Waverley Borough Local Plan 2002 is given limited weight following the guidance in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances.

Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances.

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) provides an updated likely profile of household types within Waverley. The evidence in the SHMA is more up to date than the Local Plan. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The West Surrey Strategic Housing Market Assessment (SHMA) 2015 sets out the likely profile of household types in the housing market area.

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

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
Market	10 %	30%	40%	20%
Affordable	40%	30%	25%	5%

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

Table 15: Estimated Need by Number of Bedrooms (2013 to 2033) – Affordable Sector

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Godalming	41.4%	34.7%	22.4%	1.5%
Farnham	45.0%	28.7%	24.3%	1.9%
Haslemere	51.6%	26.9%	19.9%	1.6%
Cranleigh	52.0%	27.9%	18.5%	1.6%
Rest of Borough	50.3%	26.9%	21.4%	1.5%
Waverley	47.3%	29.2%	21.9%	1.7%

Source: Housing Market Model

Table 18: Estimated Need by Number of Bedrooms (2013 to 2033) – Market Sector

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Godalming	12.2%	36.3%	37.4%	14.0%
Farnham	8.1%	31.9%	39.7%	20.4%
Haslemere	13.7%	32.6%	34.1%	19.7%
Cranleigh	9.1%	30.3%	38.0%	22.5%
Rest of Borough	5.9%	29.5%	39.2%	25.4%
Waverley	9.3%	32.1%	38.2%	20.4%

Source: Housing Market Model

It is noted that this provides an alternate requirement to the West Surrey SHMA 2015, and is considered to be the most appropriate evidence in terms of identifying local need. However, Members should be aware that the proposed housing provision is required to meet the Borough wide need and not just a local need.

The applicants have provided a detailed mix of both the market and affordable housing, which is included below.

Dwelling Type	Market Housing	Affordable Housing	Total
1 bed		43 (41%)	43
2 bed	25 (15%)	33 (31%)	58
3 bed	75 (47.2%)	28 (26%)	103
4 bed	48 (30.1%)	2 (2%)	50
5 bed	11 (6.9%)		11
Total	159 (100%)	106 (100%)	265

Whilst the market units do not reflect the exact requirements of the SHMA recommendations, the affordable housing provision would closely reflect the Borough and local need for housing. As such, the housing mix put forward for both market and affordable is considered to be acceptable. The proposal also provides a mix of tenure through affordable shared ownership and rented, open market units as well as self build plots.

The proposal would therefore not strictly comply with Policy H4 of the Local Plan and the proposed market housing mix would fail to comply with the latest indicative requirements for different dwelling sizes as evidenced in the Draft West Surrey SHMA (2015).

Whilst this is the case, the proposal does offer a proportional mix of dwelling types and importantly the proposed affordable housing mix meets the indicative need. As such, Officers consider that housing mix is acceptable given the overriding need for housing within the Borough; as such it is considered that the proposal would be acceptable in accordance with the NPPF 2012.

Affordable Housing

The NPPF outlines that to deliver a wide choice of quality homes, local planning authorities should identify where affordable housing is needed and identify policies for meeting this on site, unless off-site provision or a financial contribution can be robustly justified.

The Local Plan is silent with regards to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan is unacceptable in principle, including affordable housing.

If, however, the principle of housing on this site is supported, then the provision of affordable housing could be regarded as a benefit of considerable weight to justify releasing the site from the countryside.

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

As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

As of 5 April 2016, there are 1,499 households with applications on the Council's Housing Needs Register, who are unable to access housing to meet their needs in the market. This has been broken down as follows:

	1-bed	2-bed	3-bed	4-bed	TOTAL
WBC Housing Register	924	417	158	N/A	1499
Cranleigh need register	77	42	13	N/A	132
SHMA 2015 recommendation	40%	30%	25%	5%	100%

Given the significant need for affordable housing borough wide and within Cranleigh itself, the Council would expect this scheme to help meet this need, the demand for which is reflected in the 1,499 households on the Council's Housing Need Register.

Additionally, the West Surrey SHMA (2015) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The application proposes 106 affordable units representing 40% of the overall development. The following table provides a comparison of the proposed affordable housing mix with that recommended by the SHMA:

Unit Type Analysis	Affordable	% of Total	HMA
1 Beds	43	41%	40%
2 Beds	33	31%	30%
3 Beds	28	26%	25%
4 Beds	2	2%	5%
5 Beds	0	0.00%	incl
TOTALS	106	100.00%	100%

The applicant has proposed that the tenure split would be 30% intermediate housing for shared ownership and 70% rent. The proposed affordable housing offer closely reflects the needs identified within the SHMA.

Officers conclude, that overall, the proposed housing and tenure mix would contribute to meeting Borough and local needs in line with guidance contained within the NPPF and is a matter that weighs in favour of approval of the scheme and this is a matter to be weighed in the balance in the determination of this application.

The proposal affordable housing would need to be secured by a Section 106 Agreement if permission is granted.

Impact on the Countryside Beyond the Green Belt

Paragraph 17 of the NPPF sets out that within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

These 12 principles are that planning should: *inter alia* take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The site is located within the Countryside beyond the Green Belt outside the recognised settlement boundary. It is not, however, designated for its landscape quality.

The site located to the south and west of Cranleigh, with the land being located within the Low Weald, National Landscape Character Area. The site is approximately 3km south of the Surrey Hills Area of Outstanding Natural Beauty (AONB). As noted above, the site is made up of three distinct parts.

Areas A and B are a low-lying, undulating, small scale, intimate farmed landscape which is enclosed by woodland, hedges and shaws. Area C is low-lying and dominated by the large scale, heavy massing of the West Cranleigh Nurseries glasshouses. There is an area of open scrubby land and two lakes (used for drainage) to the west of Area C.

Given the change in characteristics across the site, firstly the impact of Areas A and B are considered, as these comprise undeveloped green fields. Area A (22.8 hectares) would be made available as a public park, therefore the land use would change from agricultural grazing land, to Country Park, open to the general public. Given the topography and scale of Area A, this is considered to be sensitive to any change.

The proposed physical changes would include the provision of a lake, pond and wetland meadow, a Neighbourhood Equipped Area of Play (NEAP), car parking accessed from Knowle Lane, a raised view point overlooking the proposed lake and distant views of Hascombe Hill and the provision of 3 metre pathways across and around these new features. The pathways would provide pedestrian and cycle access linking between the centre of Cranleigh, Knowle Lane and the proposed housing within Area B.

The resultant changes to Area A are to the northern and rather more level part of the Country Park, with the southern hillside of the former Knowle Park retained as grassland, with the exception of amphitheatre to be sculpted into the existing slope. This area would also be publicly accessible.

It is considered that the proposed Country Park would result in a change to the way this part of the site is used, however, the proposed changes are not considered to be harmful to the appearance of the countryside. As such, the provision of the Country Park would not conflict with the objectives of Policy C2 of the Local Plan or paragraph 17 of the NPPF as it would largely protect the character and appearance of the countryside.

In terms of Area B (3.54 hectares), the proposal would replace an open field with substantial, urban built form through the construction of a mix of 1 and 2 storey properties, associated roads, lighting and hards standing. As such, it is considered that the development of this part of the site would be harmful to the character of the open field and therefore countryside.

Given the existence of a tree belt along the northern boundary, together with further landscaping indicated, the harm to the countryside from the development of Area B would be largely contained within the application site. The indicative proposal to include a lower density of housing and a mix of both 1 and 2 storey properties would also assist in integrating the proposed development with the wider countryside.

Consideration should be also given to the development permitted under WA/2014/0912 (Land South of High Street between Alfold Road and Knowle Lane) and that reported on this agenda under WA/2015/0478, as these developments would alter the character of the existing land to the north of the site, and would form the context in which the development would be viewed from the wider countryside.

As for Area C, the proposed development would replace an expanse of greenhouses and concrete hardstanding. It is considered that whilst the proposals to replace the greenhouses would result in buildings of a greater height being constructed, given the removal of large expanses of existing glasshouses, the changes to the character of the countryside would not be as significant to that which results from the development of Area B, which is an undeveloped site. It is also noted that approximately a quarter of the southern boundary of Area C adjoins a commercial site, which hosts bulky, warehouse type structures.

The indicative proposals for Area C continue the landscaping and design approach to Area B, through the retention of the existing tree belt around the lakes to the west and the reinforcement of planting to the southern and northern boundaries. The indicative layout also identifies opportunity for landscaping throughout the site, and the public footpath to the south would be well landscaped and surrounding land would form a buffer to the open countryside to the south. As such, it is considered that some harm to the countryside would result. However, given the characteristics of this part of the site, the harm would be largely contained within the application site.

It is the officers' view that there would be harm to the character and appearance of the countryside, through the development of Areas B and C, and this is a matter to be weighed in the balance in the determination of this application.

Highways considerations, including impact on traffic and parking

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 states: "All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

The application is accompanied by a Transport Assessment (TA) which assesses existing transport conditions in the area and assesses the impact of the proposed development.

In addition, the County Highway Authority (CHA) has identified specific highway infrastructure needs for Cranleigh, to identify key pieces of infrastructure needed to accommodate additional housing growth with the village.

The TA identifies that within the AM Peak hour (08.00-09.00) there would be a total of 115 vehicular movements, 26 arrivals and 89 departures. In the PM Peak (17.00-18.00) there would be 92 movements, 65 arrivals and 27 departures.

In addition to the assessment of the standalone impact of the proposed 265 residential units included in the proposals for the Knowle Park Initiative, a cumulative assessment is provided, to take account of future developments in Cranleigh. This has resulted in an assessment of the following key junctions:

- Elmbridge Road/Horsham Road Signalised Junction;
- Elmbridge Road/Alfold Road Priority Junction;
- Guildford Road/B2130 Roundabout;
- High Street/Knowle Lane Priority Junction;
- High Street/Ewhurst Road/ Horsham Road Roundabout;
- Elmbridge Road "Weyside Bridge" Priority Shuttle; and
- Elmbridge Road "Downs Link Bridge" Signalised Shuttle.

The cumulative impact upon the Elmbridge Road/Horsham Road junction highlights that the junction would operate at the limit of its capacity and therefore a proportional contribution towards improvements to this junction is proposed. The improvements at this junction would therefore be delivered through the cumulative contributions received from approved and proposed development.

In terms of the Elmbridge Road/Alfold Road, Guildford Road/B2130 roundabout, High Street/Ewhurst Road and High Street/Knowle Lane junctions, the TA states that these junctions would operate well within capacity in 2019, with all future development completed.

The TA states that there would be a minimal increase in traffic as a result of the scheme as a standalone proposal and in combination with other proposals at the Elmbridge Road "Weyside Bridge" Priority Shuttle layout. Notwithstanding, it is identified by the CHA as a pinch-point for traffic on Elmbridge Road, and the CHA has identified a strategy for overcoming the constraints of the existing arrangement. As such, a proportionate contribution is offered by the proposal for the improvement of this junction.

The TA considers the impact of the development upon the Elmbridge Road "Downs Link Bridge" Signalised Shuttle. The CHA has identified a need for the provision of improved signalisation or a replacement bridge at this point. As such, a proportionate contribution towards the delivery of this improvement is offered by the proposal.

The CHA has also requested significant contributions towards bus service provision and infrastructure, pedestrian and cycle routes.

The applicant has agreed to provide a package of mitigation measures that would directly mitigate the impact of traffic generated by their development and would also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development in Cranleigh.

The proposed highway infrastructure contributions closely reflect the infrastructure improvements that have been secured through the S106 in relation recently allowed for development WA/2014/0912 (Land South of High Street between Alfold Road and Knowle Lane), as well as the S106 for WA/2014/1038 (Little Meadows). As such, the proposed scheme would assist in the delivery of the infrastructure improvements in and around the village.

The CHA has confirmed that it is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network, within the context of the likely future cumulative impact of development in Cranleigh. The CHA has also confirmed that the proposed access and movement strategy for the development would enable all highway users can travel to/from the site with safety and convenience.

In terms of car parking provision, the applicants have provided a design code which proposes a recommendation to use car barns that are essentially car ports, to give opportunity for cars to be parked instead of these spaces being used for other purposes. The design code also suggests that to avoid casual parking along access ways the use of bollards, planting, and surface variations on narrower roads should be used. The application submission then takes forward the Surrey County Council parking guidelines, which fall below the recommendations within Waverley's Parking Guidelines (2013), which reflects the general car ownership levels in the Borough. In addition to parking for each dwelling, 60 visitor parking spaces associated with the Country Park would also be provided, which is a use for which the adopted guidelines do not provide for.

Notwithstanding, this would be a detailed matter to be dealt with under any subsequent reserved matters application, should outline planning permission be granted and the applicants would be committed to providing the level of parking provision required.

Officer's are satisfied that on the basis of the density of the proposed development, an appropriate level of car parking provision could be provided for within the site.

As such, the proposal the proposal would comply with Policy M1 and M14 of the Waverley Borough Local Plan 2002 as well as the transport sustainability requirements of the National Planning Policy Framework.

Impact on visual amenity and trees

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should

not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness.

Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

Paragraph 58 of the Framework further directs that planning decisions should establish a strong sense of place, creating attractive and comfortable places to live in and respond to local character and reflect the identity of local surroundings.

Whilst the application is an outline application, with all matters reserved except access, illustrative layout plans, a Design Code document and a Design and Access Statement have been submitted, providing information to demonstrate how the design character and layout have evolved.

The application is supported by a tree report and survey, which is considered to represent a fair assessment of species, size and condition of trees present in the surveyed areas. The tree report describes potential arboricultural impacts from roadway/access construction from Alfold Road only. It is recognised that direct tree loss will be required to create/widen access into both of these fields. However, no assessment has been made in this respect of any access alterations proposed/required for the Knowle Lane access or impacts from potential excavation and land modelling associated with the aims of the draft "leisure and recreation proposals" or associated car parking.

It is considered that the indicative layout would ensure that a high-quality layout could be achieved, with the provision of good quality public open space and focal points throughout the development. A well landscaped linear park is proposed to run through the development from east to west, linking the proposed housing areas with the Country Park to the east.

The proposed site would also have a density range of between 10-30 dwellings per hectare (dph). The indicative plans suggest that Area C would have a density of 25-30 dph at its eastern end, reducing to between 10-15 dph to the western end. It is indicated that Area B would have a density of between 15-25 dph at its western end and between 10-15 dph to the east end where it would adjoin the open countryside to the south and the Country Park to the east.

The proposed layout also seeks to retain existing landscape features and supplement the site's tree lined boundaries so that they form landscape buffer to the countryside to the south of the site.

The Council's Tree and Landscape Officer confirms that the site has existing boundary features to some boundaries that would partially limit visual landscape impact. However, it is considered that the rural feel of the stretch of Alfold Road affected would be urbanised and experience of using the Public Right of Way through the site would be dramatically altered. The informal feel of the countryside character would be impacted upon by the formalisation of increased recreational usage and associated features.

The 10 mature oak trees along the southern and eastern boundaries of Area B are all large trees for the species. The Council's Tree and Landscape Officer has confirmed that these are important features in the landscape and any built form causing harm to their rooting environment could adversely impact their health. It is considered that the detailed design and layout could ensure that proposed development could be entirely excluded from the root protection of these trees. Should planning permission be granted, this matter could be adequately addressed by condition.

Given the well contained nature of the site, and the proposed layout it is considered that a high quality scheme could be achieved, and the adverse visual impact could be significantly reduced given the indicative detailed proposals submitted. An indicative plan has also been submitted, which demonstrates how the layout of both the application site and neighbouring site to the north of Area B, could bring forward a design approach that would complement and link with one another. It is considered that an appropriate condition, as noted above, could secure an appropriate relationship between sites.

In light of the above, it is noted that the proposed scheme would have an urbanising appearance to the Alfold Road frontages. However, a good quality internal layout and environment for future residents could be achieved. The proposal would therefore comply with the requirements of Policies D1 and D4 of the Local Plan and the NPPF.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making.

These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The nearest existing residential properties to the proposed development are located to the north of the application site and separated by existing greenspace.

The layout plan is only indicative at this stage, but given the proximity of the proposed dwellings to these boundaries and the presence of intervening landscaping and open fields, it is considered that the proposal would not result in any detrimental loss of light or privacy to these properties.

Account must also be taken of the scheme proposed under WA/2015/0478 (Little Meadow) on the adjacent site, in terms of layout and the relationship between proposed dwellings. The indicative layout suggests that a landscaped pedestrian and cycleway and play space would be provided, extending along the extent of the shared northern boundary. The layout of the neighbouring site, proposed under WA/2015/0478 (Little Meadow), also indicates the provision of public open space

adjoining this route. As such, the relationship between the two proposed sites, based upon the indicative plans is likely to be acceptable.

It is noted that adjacent to a small section of the southern boundary of Area C, there is an existing industrial building and the Littlemead Industrial Estate is located to the north. The applicant has provided a noise survey to consider current conditions, and future environments for residents. The noise survey concludes that in the worst case, measurements indicated a daytime and night-time noise level close to the proposed location of residential dwellings of 53dBA and 47dBA respectively.

It is considered that through construction methods a significant reduction to the internal noise levels can be achieved, to provide noise levels of a 23dBA and 17dBA internally. These noise levels would be in compliance with the guidance provided by British Standard 8233: 2014 and the NPPF. The Council's Environmental Health Officers have not raised any objection in terms of the likely relationship between the proposed dwellings and existing uses within the locality. As such, the proposed noise environment for future occupants is considered to be acceptable.

The construction phase of the development has the potential to cause disruption and inconvenience to nearby occupiers and users of the local highway network.

However, these issues are transient and could be minimised through the requirements of planning conditions, if outline permission is granted.

Although in outline with all matters except access reserved, Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of amenity for future and existing occupiers.

Provision of Amenity and Play Space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required.

The Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of outdoor playing space.

The application provides a total of 23.77 hectares of public open space and play facilities, which includes the following:

- Parks and Gardens 19.11 Ha

- Amenity Green Space 0.68 Ha
- Natural and semi-natural green spaces 2.37 Ha (including hedgerows and mature trees)
- Existing Woodland (vintage Osier Bed) 0.91 Ha
- Green Corridors (stream banks) 0.70 Ha
- NEAP and adventure play, combined LAP and LEAP, 7 further LAPS and 1 LEAP.

The proposed indicative scheme provides a wide range of playspace and the submitted drawings demonstrate that suitable play facilities would be provided within a reasonable walking distance of the dwellings proposed.

The indicative layout demonstrates how this provision could be made and officers are satisfied that such a level of provision can be provided alongside the proposed housing development and associated access. The provision of public open space significantly exceeds the FIT requirements and the provision of the large Country Park is also considered to be of public benefit.

The applicant has also provided detail as to the how this large Country Park would be firstly funded and thereafter managed. The Park would managed by a Trust who will through revenue generated from events in the Park (such as the amphi-theatre) and other activities (such as water-based recreation on the lake) that, together with parking revenue, will generate income streams for the on-going maintenance of the park. The setting up and management in perpetuity will be a matter to be secured through the S106 legal agreement, and is listed within the heads of terms listed above.

Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of play space for the future community.

The areas of open public space in the layout would contribute to creating the sense of place and character of the area. The design and positioning of the green open spaces in the layout are considered to be a positive element of the scheme.

The plans show an indicative layout which indicates that individual garden sizes would be appropriate. As such, an acceptable level of amenity and play space is provided and the provision of the Country Park would be of benefit to the existing community.

Flood Risk and Drainage considerations

Paragraph 102 of the NPPF states that “if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted”.

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

The application site falls within Flood Zones 1, 2 and 3 and is classed as a more vulnerable form of development and as such in accordance with paragraphs 102 and 103 of the NPPF the sequential and exception tests have to be passed.

The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the exception test is required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the exception test if required.

Decisions on planning applications relating to major developments should ensure that SuDS for the management of run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

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

Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

Sequential Test

In light of the site's location, being partly in both Flood Zones 2 and 3, consideration as to whether the site passes the Sequential Test is set out below.

Officers consider that the Sequential Test should be applied to the 15 SHLAA sites in and on the edge of Cranleigh, on the basis that the settlement is a location for housing growth under each of the four housing delivery scenarios identified in the emerging Local Plan. This approach was advocated by the appeal Inspector considering the scheme under WA/2014/0912, at paragraph 51 of the appeal decision (Appeal Ref: APP/R3650/W/15/3129019).

Within the applicant's Sequential Test assessment, seven of the fifteen development sites have been disregarded due to their inappropriate size for and alternative development, which is agreed by Officers. On this basis, the remaining eight sites were taken forward for further assessment by the applicant, which include SHLAA sites 294 (land at Horsham Road); 394 (land north of Wyphurst Road), 395 (land south and east of Littlemead Industrial Estate), 688 (land at Bowles Farm), 620 (land adjacent to Ruffolds Farm), 296 (Ruffolds Farm), 9 (Hewitts Industrial Estate) and the application site.

Having considered the SHLAA sites listed above, given recent approvals, the following sites are no longer considered appropriate for inclusion in this Sequential Test approach, sites 294, 394 and 395, therefore the remaining 4 sites are considered relevant.

The current application site was submitted in the 2014 'Call for Sites'. It was given a 'amber' RAG score in the 2014 SHLAA, and formed a wider parcel of land to that proposed under the application, as it includes Little Meadow to the north.

In considering each site, the only site of the 4 remaining to be considered at risk of fluvial flooding (risk from rivers) is the application site; however, taking account of just the proposed developed area, the development would take place entirely within Flood Zone 1. Therefore, whilst the overall site would be ranked as least favourable if it is taken overall, it ranks as the most favourable if account is only taken of the developed area. In terms of risk of flooding from surface water, the site is considered to be the 4th favourable out of the assessed sites.

Other considerations are that the SHLAA sites 620 and 296 have both received a 'red' RAG score in the SHLAA, and whilst these sites in combination could accommodate the number of dwellings proposed, they are considered to be less favourable.

The reasons being that the majority of these sites are grade 2 agricultural land, both poorly related to the settlement, particularly site 620, being separated from the settlement boundary.

In addition, the Green Belt Review has identified that there is a case for considering an extension to the Green Belt in this location to strengthen its role in this locality. Although there are some similarities between the application site, both sites 620 and 296 are considered less favourable than the application, which is rated 'amber' in the SHLAA and would require a significantly higher density to accommodate the number of dwellings proposed.

Notwithstanding, that other sites may be more favourable purely on the basis of a quantitative exercise, it is a material consideration that all residential development would be located within Flood Zone 1. Therefore, it is considered appropriate to apply the Exception Test required by paragraph 102 of the NPPF.

Exception Test

The Exception Test, as set out in paragraph 102 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Essentially, the two parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

The recent Berkeley's appeal decision considers in detail the matter of sustainability benefits and confirms at paragraph 58 that the ranking through the Council's Interim Sustainability Appraisal (ISA) is only one step in a three-stage process assisting the Council with selection of initial alternative housing scenarios. The score may say something about the sustainability credentials of the site in the context of a Borough-wide assessment produced for a specific purpose.

However, the ISA does not provide an analysis of the sustainability benefits of a development, or how the benefits to the community are sufficient to outweigh flood risk. It was the Inspector's view that this element of the Exception Test goes beyond

the broad exercise carried out in the ISA. It requires a much more focussed consideration of the scheme's sustainability benefits, and the balancing of those benefits against the flood risk, which is a matter that will be considered in the overall assessment of the scheme.

In terms of the second bullet point to paragraph 102, safety of the development for its lifetime is dependent on the location of the proposed housing outside of any areas at risk of flooding, that flood risk is not increased elsewhere and the safety of access and egress from the site in the event of a flood.

Fluvial Flood Risk

Flooding on site currently results from either the Cranleigh Waters or Littlemead Brook watercourses independently, or both watercourses together. However, given the extensive size of the whole site, the risk of flooding varies across the site, therefore consideration of Areas A, B and C.

Area A is located with flood zones 2 and 3, but will comprise open parkland, therefore in accordance with the NPPF definition, "amenity open space" is considered to be "water-compatible" development. As a result, it is considered that this is an acceptable land use within an area which is partially at risk of flooding.

Area B is a minimum of 700mm above the modelled 1% Annual Exceedance Probability (AEP) flood event, including a 20% allowance for climate change. It is shown to be in Flood Zone 1 and the proposed residential development on this portion of the site will not be at risk of fluvial flooding from any event in the Littlemead Brook, up to and including the 0.1% AEP.

Area C includes an area of flood risk at its western end, this includes Flood Zones 2 and 3. Notwithstanding, the proposed residential development is to be located entirely within Flood Zone 1. Therefore, although the indicative dwelling would be in close proximity to the modelled flood zones, the topographic survey of the site confirms that proposed properties will be located above the modelled flood water level. The EA is content with this position, subject to a condition, requiring all that all 'more vulnerable' development as defined by the National Planning Practice Guidance (NPPG) will be located within land designated as Flood Zone 1.

In addition, all buildings will be set at least 300mm above the modelled flood water levels, which includes an allowance for climate change.

Surface Water

Area C is currently the only part of the proposed development site to have a formal surface water drainage system. Surface water is currently collected from the roofs of the greenhouses and surrounding areas of hardstanding and is discharged into the water storage ponds in the west of the site via pipes. The water within the ponds is used for irrigation within the nursery, and also has an outfall into the local watercourse network. There is currently no formal drainage provision for Areas A or B since these are undeveloped open green fields.

The FRA suggests that the feasibility of infiltration SuDS on this site is low as a result of the poor levels of infiltration in the land and therefore recommends the use attenuation storage across the site, to ensure surface water run-off is attenuated to the existing greenfield run-off rate, which has been calculated as being 250.1l/s. In order to attenuate run-off, an attenuation volume of 3,847.1m³ has been calculated as being required based on the critical storm duration of 60 minutes. This is to ensure that rate of runoff for the 1% AEP rainfall event including an allowance for climate change does not increase beyond the existing 1% AEP runoff rate.

The combined surface water attenuation storage that is to be provided on the site is 3,857m³, which is in excess of the calculated volume required to attenuate the proposed development site to existing greenfield runoff rates. Flow control devices will be used to ensure that the rate of runoff leaving the site and entering nearby watercourses does not exceed the existing rate.

The site specific FRA identifies the measures that would be incorporated into the design of the development to ensure that the volumes and peak discharge rates of surface water leaving a development sites are no greater than the rates prior to the development. As such, the risk of flooding off-site from surface water would not increase.

The LLFA is satisfied that the drainage strategy satisfactorily details the proposed surface water drainage matters, therefore a condition is recommended should planning permission be granted to secure the provision of such drainage details, prior to occupation. A condition is also proposed to control surface water drainage throughout the construction process.

Foul Drainage

In terms of foul drainage, it is proposed that the development would link into the existing foul drainage network. Thames Water has been consulted and has confirmed in its consultation response that there is sufficient capacity within the existing network to accommodate the proposed development.

Officers are aware of concerns raised regarding the sewage treatment plant in Cranleigh, and matters of treated foul water being discharged to existing watercourse, which at various times have been dry, resulting in water quality issues. Officers have sought clarification from the Environment Agency on this position, and whether any updated detail regarding this can be provided. Any further response will be reported orally to the meeting.

Notwithstanding, the above update sought, the Inspector's considering the appeal for WA/2014/0912 considered this matter at paragraph 68 of the appeal decision and confirmed that given that the EA has not objected to the proposal and it would be for the statutory authorities to take the necessary measures to satisfactorily accommodate the new development.

The developed area of the site would be a safe zone, free from flood risk. The Environment Agency has confirmed that the homes would be safe from flood risk,

subject to conditions, which are recommended should planning permission be granted.

Access and Egress

It is the responsibility of the LPA to consider matters of access and egress. The application demonstrates that dry access to Cranleigh Village can be achieved via roads and public rights of way which lead through Holdhurst Farm onto Knowle Lane before passing through Coldharbour Farm and through the south-eastern suburbs of Cranleigh.

The proposed mitigation measures to the road and footpath along Alfold Road are considered to provide a safe dry access and egress through Alfold Road to the development for the 1 in 100 year plus an additional allowance for 20% climate change storm event. In addition, the proposals provide a pedestrian dry access to outside the floodplain for a 1 in 1,000 year storm event taking into consideration the requirements of the EA.

It should be noted that the development site itself is outside the floodplain and above the 1 in 1000 year flood level providing dry refuge for residents and protection to property.

In taking account of the assessments within the submitted FRA, consultation responses from the Environment Agency, Thames Water and the Lead Local Flood Authority, it is concluded that the proposed development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and would reduce flood risk overall.

Nevertheless, given part of the site's location within Flood Zones 2 and 3, in accordance with paragraph 102 of the NPPF, an assessment of the sustainability and community benefits must be considered as to whether they outweigh the risk. This assessment is made below in conclusion to this report.

Contaminated land

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account.

Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The application is supported Geo-environmental Risk and Land Contamination Assessment. The assessment concluded that a potential pollutant was identified

from the build up of fertile topsoil within the glasshouses resulting from their extended horticultural use, whereby organic matter in the significant depths of topsoil could result in the generation and release of critical concentrations of carbon dioxide into sub-structures of new housing, thus having a potential effect on the health of the occupants.

Demolition and removal of the glasshouse structures, hard standings and other structures may expose historical contaminants that have the potential to result in their release to the surrounding environment. Disturbance of the ground during earthworks for the construction of new housing may uncover contaminants. The residential use of the site may therefore expose new residents to soil pollutants that might affect their health

The Environmental Health Officers have confirmed that they agree with the report, which recommends further site investigation and the potential preparation of a remediation strategy for the site depending on the outcome of further sampling.

It is therefore recommended that conditions to secure investigation and risk assessment, submission of remediation scheme, implementation of remediation scheme and reporting of any unexpected contamination, be included, should planning permission be granted.

Air quality

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by: inter alia preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location.

The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of *inter alia*

(c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances

In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular *inter alia* (a) development, which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution, will not be permitted.

Noise and air quality assessments have been undertaken to establish the existing conditions on and near the site.

The site is not located within any of the Council's designated Air Quality Management Areas (AQMA); these are located some significant distance from the development, namely in Farnham, Godalming and Hindhead.

The data from the Council-operated monitoring stations indicate that the air quality standards have "been easily achieved each year at the roadside and rural locations" near the site, and there is a decreasing trend with an expectation for a continuing general improvement.

The introduction of residential properties to the area may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.

There are also potential concerns relating to local air quality through any potential emissions during the construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development.

It should be noted that the impact of dust and emissions from construction can have a significant impact on local air quality. As there is no safe level of exposure, all reduction in emissions will be beneficial.

The application site will increase vehicular traffic which will have a significant additional effect on the air quality in this location as occupants are likely to commute to their work, educational and shopping destinations.

Notwithstanding the above, in the event permission were to be granted, Officers are satisfied that air quality could be suitably controlled through conditions to include a Construction Site Management Plan, and the Council's Environmental Health Team has not raised any concern with regard to impact upon air quality through increased traffic movements.

As such, the proposal would be acceptable on these grounds, subject to the recommended conditions.

Archaeological considerations

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The County Archaeologist has been consulted and confirmed that there has been very little previous development in the area and no meaningful investigations so the archaeological potential of the site is uncertain. On this basis the, it is recommended that a condition requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation, be applied should planning permission be granted.

Infrastructure

Policy D13 of the Local Plan states that “development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements”.

Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

From 6th April 2015, CIL Regulation 123 is amended to mean that the use of pooled contributions under Section 106 of the Town Country Planning Act is restricted.

At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In the light of the above change, the infrastructure providers have been requested to confirm that the identified contributions contained within the PIC calculator meet the tests of CIL Regulations 122 and 123. The final obligations to be included within the Section 106 agreement will need to satisfy the tests of the Regulations.

This application proposes the erection of 265 dwellings and the detailed Heads of Terms outlined earlier within the report are considered to be justified under CIL Regulations 122 and 123.

The applicant has submitted a draft S106 Legal Agreement to secure these works, which would ensure that appropriate mitigation could be secured to prevent adverse impacts resulting upon infrastructure and the development. As a result, the development would therefore accord with Policies D13 and D14 of the Local Plan 2002.

It is to be noted that the proposed Heads of Terms have resulted from producing a detailed infrastructure list, setting out the future improvements required should new housing development come forward within Cranleigh. This work has been carried out without prejudice to the outcome of current or future planning applications.

Its purpose is to inform infrastructure needs for the village in the absence of an up to date Local Plan and to seek to mitigate the impacts of new development upon services, facilities and the highway network in the immediate locality.

The proposed scheme would make a proportionate contribution towards relevant improvements in line with those secured through the appeal scheme approved under WA/2014/0912 (Land South of High Street between Alfold Road and Knowle Lane) for outline permission for the erection of up to 425 dwellings and the outline planning permission granted under WA/2014/1038 (Amlets Lane) for the erection of up to 125 dwellings and a mixed use community building.

Crime and Disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning

policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

To this end, planning policies and decisions should aim to achieve places which promote inter alia safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

The proposal is in outline form and the detailed design and layout would be considered at reserved matters stage if outline permission were to be granted. Notwithstanding this, the Surrey Police Design Advisor has requested a condition be imposed if permission is granted to ensure compliance with the Secure by Design guidance.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for Committee/decision maker.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling (total of £384,250) per annum for six years. A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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.'

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application is supported by an Ecological Appraisal produced by Ecosulis, dated May 2014 providing an Extended Phase 1 Habitat Survey, Bat Habitat Suitability Assessment, Badger Survey and Great Crested Newt Habitat Suitability Assessment. The application is also supported by Bat Activity Surveys, Reptile Presence/Absence Surveys, Water Vole Surveys and a Dormouse Survey, July 2015.

Following assessment of the Ecological Appraisals, a letter was received from Ecosulis dated 06/11/2015 in response to Surrey Wildlife Trust's initial comments and a further response to the Cranleigh Civic Society's comments on the application dated 09/02/2016.

Concerns have been raised by the Cranleigh Civic Society specifically to the level of ecological surveys that have been produced. However, Surrey Wildlife Trust has confirmed to Officers, following receipt of additional information, that the application provides sufficient information for the Local Authority to be able to assess the potential status of protected and important species on the site and the likely effect of the development on them.

Therefore subject to recommended conditions, Surrey Wildlife Trust has confirmed that the proposal would be acceptable.

In addition, it is recommended that a Landscape and Ecological Management Plan be secured by Condition to allow the Council to meet its need in conserving and enhancing the natural and local environment and meeting the above obligation as well as offsetting any localised harm to biodiversity caused by the development process.

Notwithstanding, a further letter has been received from the Cranleigh Civic Society concerning the appropriateness of on-site surveys of ponds in relation to the presence or likely absence of Great Crested Newts. Therefore, whilst Surrey Wildlife Trust has already confirmed the suitability of assessment, further clarification has been sought from the applicants in this regard and a further comment will be sought from Surrey Wildlife Trust. An oral report will be made to the meeting.

The Environmental Agency have highlighted that the non-native, invasive plant Indian balsam is present on the site and therefore a strategy to control this species should be derived and implemented. It is therefore recommended that in the event of approval that a condition that requires the submission of a detailed method

statement for removing and/or the long-term management or control of Indian balsam on the site, be applied. Such a condition would be supported by paragraph 109 of the NPPF and the Natural Environment and Rural Communities Act.

It is therefore considered that the subject to conditions and any further response from Surrey Wildlife Trust, the proposed scheme would not adversely affect biodiversity and would also contribute to enhancing the natural and local environment.

Cumulative Effects/in-combination effects

It is important that the cumulative effect of the proposed development and any other committed developments (i.e. schemes with planning permission, (taking into consideration impacts at both the construction and operational phases), or those identified in local planning policy documents) in the area are considered.

Cumulative effects comprise the combined effects of reasonably foreseeable changes arising from the development and other development within a specific geographical area and over a certain period of time. The significance of cumulative impacts needs to be assessed in the context of characteristics of the existing environment. This is to ensure that all of the developments:

- Are mutually compatible; and
- Remain within the environmental capacity of the area and its environs.

Officers have in considering the proposed development taken account of the in combination and cumulative impacts of the development. In particular, the proposed development would adjoin further housing sites. This includes the scheme allowed on appeal, planning reference WA/2014/0912, and that being considered this application, planning WA/2015/0478.

The technical reports submitted in support of the application have taken account of the in-combination affects as well as consultation response from statutory consultees. In particular the highways impacts have been considered in terms of the wider need for Cranleigh. In response to this, the proposed development would make a contribution towards the delivery of highway infrastructure improvements.

Officers are aware that either individually or collectively, there may some impact upon foul sewage capacity, given current concerns raised in relation to the Cranleigh waste water works, and discharge to adjacent watercourse. In light of this, a further response is sought from both the Environment Agency and Thames Water in this regard, to confirm that their current no objection responses to the scheme, remain given the recent planning approvals for other sites within Cranleigh and those now under consideration. An oral update will be provided on this matter.

The landscape impact has also be taken into account, and collectively, whilst there would be harm to the immediate locality, and a change to character of a section of Alfold Road, the in combination effect would not in the Officers view be significant.

Matters including the ecological impact, surface water flood risk / management and construction works have also been considered and can be adequately addressed through appropriate controlling conditions.

Subject to no further concerns being raised with regard to the foul drainage position, the proposed development would not cause cumulative harm to the character and amenity of the area, flood risk or highway safety.

Health and wellbeing

Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The NPPG sets out that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;
- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);
- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The provision of open space, extensive parkland, children's play facilities, pedestrian and cycle routes and an adventure trail in the scheme is considered to be positive in terms of the health and well being of future residents and also existing residents near the site. Additionally, the risk of pollution is minimised through the suggested mitigation measures

The Council has sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey. Formal views from these Statutory consultees have not been provided.

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003.

It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

The proposal would not conflict with these regulations.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access.

Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted.

From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination.

Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Responses to issues raised by Third Parties and the Parish Council

A number of concerns have been highlighted in third party representations as well as in the Cranleigh Parish Council response. It is also noted that a number of letters in support of the proposal have been received. These comments have been very

carefully considered by officers and it is considered that all matters have been addressed in detail above.

Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion / planning judgement

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

At the time of writing the report, the Council cannot identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. Subject to further advice on the position to be provided at the meeting, this is a material consideration of significant weight in this assessment. While the extent of the shortfall may be a material consideration, the requirement for the local planning authority to demonstrate a five-year supply has to be seen in the context of the NPPF's exhortation to "boost significantly the supply of housing" and against a background of imperative of delivery.

Furthermore, the proposal would assist in the provision of much needed housing in the local area and in the Borough in general and would also have an active role to play in achieving positive growth.

The application follows a recently allowed appeal scheme on land north of the site (WA/2014/0912 - Land South of High Street between Alfold Road and Knowle Lane), which is material to the determination of this application and sets out the current position that the Council should adopt in its decision making. It confirms that benefits of the scheme must be weighed against any harm resulting.

In terms of the benefits of the scheme, the 265 dwellings would make a significant contribution to an acknowledged shortfall in deliverable sites for the five-year period, and would help boost the area's supply generally. The new homes can be delivered speedily, as confirmed by the appellant. Delivery of affordable and market homes in

the context of the constraints that apply to the Borough would therefore comprise the most significant social benefit to flow from the proposed development and would be consistent with the NPPF's basic imperative of delivery.

The proposal would deliver economic gains from a number of sources, including construction-based employment and increase in local spending. The provision of landscaping, play space, education and improving the Downs Link would arise largely from the need to mitigate the effects of the development. However, the provision of a large Country Park makes provision over and above that required just for mitigation and is therefore of public benefit.

The site is considered to be located within a sustainable location given the connectivity to the centre of Cranleigh village and the services and facilities available.

The application also demonstrates that the site can be made safe from flood risk and the risk of flooding elsewhere would not be increased. The sequential test has also demonstrated that the site would be more suitable than the remaining SHLAA sites considered in the assessment of relevant sites.

Notwithstanding the above, it does remain that the proposed development would result in harm to the character and appearance of the countryside. However, in view of the proposed indicative design, layout and density, together with appropriate landscaping retention, there is potential for some of the harm to the landscape and visual amenity to be mitigated against, which would minimise the wider visual harm.

The proposal would not result in the loss agricultural land, however, it would not result in the fragmentation of an agricultural holding so as to seriously undermine the economic viability of the remaining holding. As such, officers consider the loss to be acceptable in this instance.

The applicants have also agreed an appropriate mix of affordable housing to meet the needs Borough as identified in the West Surrey SHMA. The level of affordable housing provision and the mix of housing will be secured by the S106 agreement.

In addition, a draft S106 has been agreed to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, an early years and primary education contribution; future ownership, management and maintenance of on-site SUDS, play space and the proposed County Park. Should the committee agree Officer's recommendation to approve the application, the draft S106 will be completed to secure the above obligations.

Therefore, subject to the completion of the S106 legal agreement, the proposal would, in the Officers view on balance, effectively limit the impacts of the development. In addition, the proposal would improve accessibility to the site by non-car modes of travel.

The social and economic benefits of the scheme are considerable. The need for new housing in the area is undisputed and in Cranleigh green field sites are expected to make a contribution to overall supply. The loss of an undesignated piece of

countryside abutting the urban edge of Cranleigh, with limited harm to the wider landscape, would be outweighed by the social and economic gains identified.

In the light of all that is said above, the benefits of allowing this development would significantly and demonstrably outweigh its adverse impacts. It would amount to sustainable development, bringing wider sustainability benefits to the community. The flood risk Exception Test would thus be fulfilled.

Officers therefore consider that the benefits of the scheme would significantly outweigh the adverse impacts identified, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate that the proposal should be resisted.

Recommendation

Recommendation A

That, subject to consideration of a further response from Surrey Wildlife Trust, Environment Agency and Thames Water, completion of a S106 legal agreement to secure 40% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, POS and SuDs within 3 months of this date of resolution to grant permission and conditions, and conditions, permission be GRANTED

1. Condition

Details of the reserved matters set out below ('the reserved matters') shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

1. layout;
2. scale;
4. landscaping; and
3. appearance.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

Reason

To 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).

3. Condition

The plan numbers to which this permissions relates are: Site location plan ref: 140909-02 'Proposed Access Arrangements', 1409009-03 'Proposed Footway', Tree Protection Plan East 14-223-TPP-02; Tree Protection Plan West 14-223-TPP-01; Existing Site Location Plan; Existing Site Survey Site A; Existing Site Survey Site B, Existing Site Survey Site C; Illustrative Masterplan; . 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, 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 / turning areas shall be retained and maintained for their designated purpose.

Reason:

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

5. Condition

No development shall commence until a Construction Transport Management Plan, to 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) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012. This is a pre-commencement condition as this detail is required ahead of any works taking place to ensure satisfactory arrangements are made to safeguard the local highway network during construction works.

6. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

7. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for:

- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.
- (b) Providing safe routes for pedestrians / cyclists to travel within the development site.
- (c) Electric vehicle charging points for every dwelling

Reason

The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

8. Condition

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling.

Reason:

In accordance with of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.

9. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure the Sustainable Drainage System is designed to the technical standards.
To ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG.

10. Condition

The Sustainable Drainage System shall be implemented and thereafter managed and maintained in accordance with the agreed details supplied within the “Knowle Park Initiative Estate Management Plan” issue date May 2015.

Reason:

To ensure the Sustainable Drainage System is designed to the technical standards.
To ensure the retention of the drainage system in perpetuity and to ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG.

11. Condition

Prior to the commencement of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason:

To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System. This is a pre-commencement condition as this matter relates to the construction process.

12. Condition

Prior to the commencement of the development hereby approved, the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365. The Sustainable Drainage System should then be designed in accordance with these results and shall be submitted to and approved by the local planning authority.

Reason:

To ensure that infiltration has been fully considered as a discharge option and to show evidence of why infiltration is not feasible for the site, in accordance with advice contained within the NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

13. Condition

Prior to the commencement of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason:

To ensure that the proposal has fully considered system failure, to prevent flood risk in accordance paragraph 102 of the NPPF. This is a pre-commencement condition as the matter goes to the heart of the permission.

14. Condition

Prior to the commencement of the development hereby approved the following drawings need to be supplied where appropriate:

- a drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels
- an impervious area plan
- sub catchment plan
- long and cross sections of each SuDS Element including details of flow restrictions and associated calculations showing that the system will not flood under the requirements the SuDS standards

These must be submitted to and approved by the local planning authority

Reason:

To ensure the drainage design meets the technical standards and flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

15. Condition

The development shall not commence until full details of the proposed foul water drainage scheme have first been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing and design).

No building shall thereafter be occupied until the approved foul water drainage scheme has first been carried out and operational in accordance with the approved details.

Reason:

To ensure that the proposed development is satisfactorily drained and in the interest in amenity in accordance with Section 10 of the NPPF and Policies D1 and D4 of the Waverley Borough Council Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

16. Condition

No development shall take place until the applicants or their agents or successors in title have secured the implementation of a programme of archaeological work in

accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

Reason

In the interests of protecting the historic environment in accordance with Section 12 of the NPPF and Policy HE15 of the Waverley Borough Local Plan 2002.

17. Condition

The development hereby permitted shall be carried in strict accordance with the measures details in the Extended Phase 1 Habitat Survey, Bat Habitat Suitability Assessment, Badger Survey and Great Crested Newt Habitat Suitability Assessment, the letter dated 06/11/2015 from ecosulis and Chapter 8 'Flora & Fauna: Ecology, Nature Conservation & Wildlife Habitats of the Environmental Statement.

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

18. Condition

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

- i. An indicative programme for carrying out of the works
- ii. The arrangements for public consultation and liaison during the construction works
- iii. 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)
- iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- v. the parking of vehicles of site operatives and visitors
- vi. loading and unloading of plant and materials
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- ix. wheel washing facilities
- x. measures to control the emission of dust and dirt during construction
- xi. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

19. Condition

No machinery or plant shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site and no queuing except between the hours 07:30 – 17:30 Monday to Friday and 08:00 – 13:00 on Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

20. Condition

Any generators proposed at the site shall only be used for standby purposes – as deemed when the electricity supply to the premises has failed and at no other time except for testing and maintenance. [Testing of the generator(s) is only to take place between the hours of 09.00-18.00 Monday to Friday and at a frequency of no greater than 30 minutes duration once per month.]

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

21. Condition

All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

22. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

23. Condition

Should flood lighting of the site during the demolition/construction phase or of any area during the operation phase be required, 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 strict accordance with the approved details.

The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Reason:

In the interests of visual and residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

24. Condition

Prior to commencement of the development hereby approved, a detailed method statement for the removing and / or long-term management or control of the Indian Balsam present on shall site, shall be submitted to and approved by the Local Planning Authority (this should include measures to prevent the spread of Indian Balsam during any stage of works). The method statement should also identify the measures to ensure that any soils brought to the site are free from seeds / root / stem of any invasive plants listed under the Wildlife and Countryside Act 1981, as amended.

Reason:

In the interests of preserving and enhancing the natural environment, in accordance with paragraph 109 of the NPPF and the Natural Environment and Rural Communities Act.

25. Condition

Prior to the approval of reserved matters a layout scheme shall be submitted to and approved in writing by the local council illustrating that all 'more vulnerable' development as defined by the National Planning Practice Guidance (NPPG) will be located within land designated as flood zone 1. The scheme and any approved phasing of the development shall be implemented as agreed.

Reason:

This condition is sought in accordance with paragraph 101 to 103 of the National Planning Policy Framework (NPPF). It seeks to ensure that a flood risk sequential approach is applied to the layout of the development and that this will assist to protect people and properties from the risks of flooding. As noted in the submitted documents including the Technical Addendum of the flood risk assessment (9 June 2015), the site is significantly large enough to successfully accommodate all more vulnerable development within flood zone 1, the area at least risk of flooding.

27. Condition

Prior to the commencement of development for each phase a scheme for the provision and management of a 10 metre wide buffer zone alongside the Littlemead Brook and Cranleigh Waters shall be submitted to and agreed in writing by the local planning authority for that phase. The buffer zone shall be measured from the top of the bank. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens, fences and formal landscaping

and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone, clearly marking the distance of the edge of the development (including gardens and car parks) from the bank top of the brook along its entire length;
- details of any proposed planting scheme. All new planting and seed mixes within the buffer zone should be native species only, of UK provenance;
- details demonstrating how the buffer zone will be protected during development;
- details demonstrating how the buffer zone will be managed and maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plans;
- details of any proposed footpaths, fencing, lighting etc.

Reason:

This condition is sought in accordance with paragraph 109 of the NPPF. Development that encroaches on watercourses has a potentially severe impact on their ecological value, e.g. artificial lighting disrupts the natural nocturnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This is a pre-commencement condition as this matter goes to the heart of the permission.

28. Condition

Prior to the commencement of development for each phase, detailed plans and drawings shall be submitted and approved in writing by the local planning authority for any bridges and/or crossing that will cross or be within the designated 10 metre buffer zone of Littlemead Brook and Cranleigh Waters. The proposed bridges shall be clear spanning structures with the abutments set back from the bank top unless otherwise agreed in writing with the local planning authority.

Reason:

This condition is sought in accordance with paragraph 109 of the NPPF. It seeks to promote and maintain a continuous river corridor and to allow for the movement of wildlife along the river bank beneath the bridge. Furthermore, it seeks to limit the shadowing of the structure on the flora and fauna. This is a pre-commencement condition as this matter goes to the heart of the permission.

29. Condition

No works to existing lakes/ponds shall take place or no new lakes shall be created until a satisfactory scheme detailing the proposed works, including the proposed wildlife lake, and any other associated features have been submitted and approved in writing by the local planning authority. The works and new features will be implemented and maintained as agreed. The scheme shall include the following features:

- A sinuous outline;
- Shallow margins, grading down to a deeper central area.
- Native planting only, of UK provenance.
- Surrounding habitat to provide refuge for amphibians and other wildlife.

Reason:

This condition is sought in accordance with paragraph 109. This condition is necessary to ensure that the any proposed water feature, including the wildlife lake, is developed in a way that contributes to the nature conservation value of the site. NPPF paragraph 109 requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. This is also supported by paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

30. Condition

Unless otherwise agreed in writing, no development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- detail extent and type of new planting. Planting within buffer zones to watercourses, in and adjacent to new wildlife ponds and lakes and all new wildlife habitats, should be planted with native species only of UK provenance;
- details of maintenance regime;
- details of any new habitat created on site;
- details of treatment of site boundaries and/or buffers around water bodies;
- details of management responsibilities and long-term funding.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy. This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. This is a pre-commencement condition as this relates to both the construction and operational phase of the development.

31. Condition

Prior to commencement of the development the proposed vehicular access to Alfold Road shall be constructed in general accordance with Motion's Drawing No. 140909-02 'Proposed Access Arrangements' and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently maintained to the satisfaction of the Local Planning Authority.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

32. Condition

Prior to first occupation of the development the applicant shall:

- Construct a new footway on Alfold Road between the site access and Littlemead Industrial Estate to provide a safe walking route between the site and the existing footway network, in general accordance with Motion's Drawing No. 1409009-03 'Proposed Footway' and subject to the Highway Authority's technical and safety requirements.
- Construct a priority give-way traffic management scheme at the existing road bridge located to the north of the proposed site access in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Construct pram crossing points and tactile paving on Alfold Road between Littlemead Industrial Estate and Elmbridge Road in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.

Reason:

The provide safe means of pedestrian access to and from the site in accordance with Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

33. Condition

Prior to first occupation, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall first be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure suitable provision for all potential occupiers in accordance with paragraph 42 of the NPPF.

34. Condition

An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or

not it originates in the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons as defined in the NPPF and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Reason

In the interest of the contamination of the site and amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

35. Condition

If identified be required a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

Reason

In the interest of the contamination of the site and amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

36. Condition

The approved remediation scheme must be carried out in accordance with its terms prior to commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

In the interest of the contamination of the site and amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

37. Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance

with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 36.

Reason

In the interest of the contamination of the site and amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

38. Condition

Unless otherwise required by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until condition 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority, in writing until condition 37 has been complied with in relation to that contamination.

Reason

In the interest of the contamination of the site and amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as the matter goes to the heart of the permission.

39. Condition

Hours of construction, including deliveries to and from the site shall be limited to 0800-1800 Monday to Friday; 0800-1300 on Saturdays and no work on Sundays and Bank or Public Holidays.

Reason:

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

40. Condition

No development shall commence 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 strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The intensity of the illumination permitted by this consent shall be no greater than that recommended by the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01.

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

41. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development.

42. Condition

Notwithstanding the indicative plans, no development shall commence until details have been submitted to identify vehicular, pedestrian and cycle links up to the shared southern boundary have been submitted to and approved by the Local Planning Authority. The details so approved shall thereafter be implemented in accordance with the approved detail prior to the completion of the development.

Reason: To ensure that future links can be provided to neighbouring sites and in order to achieve and cohesive and mix community. In accordance with Section 7 of the NPPF and Policies D1 and D4 of the Waverley Borough Council Local Plan 2002.

Informatives

1. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.

2. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

3. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.

4. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

6. 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).

7. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

9. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>

10. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.

11. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.

12. In order to prevent the potential of a leak into the environment and possible legal action being taken, any oil or chemical storage tanks should be surrounded by an impervious oil/watertight bund. The volume of the bund compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. If there are multiple tanks, the compound should be at least equivalent to the capacity of the combined capacity of the tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

13. An application will be required under the building regulations. This will cover issues such as drainage, ventilation to kitchens and bathrooms, provision for means of escape in case of fire and sound insulation between lettings.

14. The details of any activity requiring a permit such as concrete crusher must be submitted to the Planning Authority prior to the works being carried out and approval given in advance.

15. Your attention is drawn to the Environmental Protection Act 1990 - nuisance from bonfires. If a statutory Nuisance is caused by burning on site, an abatement notice will be served upon you.

16. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Bylaws 1981 (as amended), prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This includes Cranleigh Waters and Littlemead Brook.

17. "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.

18. On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 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.

19. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

20. 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

21. 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 186-187 of the National Planning Policy Framework 2012.

Recommendation B

That, if the requirements of Recommendation A are not met permission be REFUSED for the following reasons:

1. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

2. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education; sports pitch provision and the ongoing management and maintenance of SuDS, play space and public open spaces. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.

3. Reason:

The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF.