

LOCATION: LAND ADJACENT TO 1 WHITMOOR ROAD, BAGSHOT, GU19 5QE

PROPOSAL: Erection of 16no. residential dwellings with associated car and cycle parking and landscaping with access from Whitmoor Road. (Amended information recv'd 12/10/17).

TYPE: Full Planning Application

APPLICANT: Bugler Homes LTD

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions and a legal agreement

1.0 SUMMARY

- 1.1 This application relates to the erection of 16 dwellings following the demolition of existing buildings. The site lies within the settlement of Bagshot, with its (east) flank and rear boundary with the A322 Guildford Road and junction 3 of the M3 motorway, which is in the Green Belt.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity, for the occupiers of adjoining and nearby properties and the new development, highway safety, housing mix and local infrastructure. Subject to the completion of a legal agreement to secure contributions towards SAMM and affordable housing provision elsewhere in the Borough, no objections are raised on the impact on the Thames Basin Heaths Special Protection Area (SPA), and affordable housing provision. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Bagshot. The site lies to the south of Whitmoor Road, on the outside of a bend in the road with its (east) flank and rear boundary with the A322 Guildford Road and junction 3 of the M3 motorway, which is in the Green Belt. Whitmoor Road is principally a spine road serving the residential estates built since the 1980's in this part of Bagshot.
- 2.2 The 0.58 hectare site is roughly triangular in shape and currently contains a series of buildings within the site, including a vacant three bedroom cottage, which are to be demolished. The existing principal access to the site is from the access drive to 1 Whitmoor Road with a secondary access from A322 Guildford Road. There are a number of trees and tree groups on, or at the boundaries of, the site, none of which are protected under a Tree Preservation Order. There is a 2.2 metre high (approximate) brick wall to the Whitmoor Road frontage and a hoarding to the boundary with the A322.

- 2.3 The application site includes an access from Whitmoor Road, close to a bend in the road. To the west of the site is 1 Whitmoor Road and properties in Weston Grove, with properties in Elizabeth Avenue lying on the opposite side of Whitmoor Road. The south west part of the site falls within 400 metres of the Thames Basin Heaths Special Protection Area.

3.0 RELEVANT PLANNING HISTORY

Relevant planning history is listed below. The site has previously included a caravan site (long vacated) and a dwellinghouse (which pre-dates 1948) with associated outbuildings.

- 3.1 BGR5133 Established use of land for car storage and siting of a residential caravan (on a part of application site). Approved in August 1965.
- 3.2 SU/14/0712 Erection of 15 two storey terraced and semi-detached dwellings and 2 two storey buildings to comprise a total of 12 one and two bedroom flats with the creation of a new access onto Whitmoor Road. Withdrawn in September 2014.
- 3.3 SU/15/0141 Outline application for the erection of 10 dwellinghouses following the demolition of existing dwellinghouse and outbuildings (access and layout to be considered). Approved in July 2015. This permission remains extent with the requirement to provide the (remaining) reserved matters application by July 2018.
- 3.4 SU/16/0942 Erection of 18 no. residential dwellings (to include 8 no. three bedroom, 6 no. four bedroom and 4 no. five bedroom units) in a mix of detached, semi-detached and terraced form with parking, landscaping and access.

This application was reported to the Planning Applications Committee with a recommendation to refuse the application on the grounds of:

- the impact on the character of the area with this proposal providing a number of units and layout at odds with the character of the area;
- the impact on the Thames Basin Heaths Special Protection Area (SPA) by providing some units with curtilages within 400 metres of the SPA and in a location out of the catchment of any adopted SANG; and
- the impact from noise from the proximity to the A322 and M3 on amenity for future residents.

However, the application was withdrawn on the day of Committee in July 2017.

4.0 THE PROPOSAL

- 4.1 The proposal relates to the erection of 16 dwellings following the demolition of existing buildings, including one dwelling and its associated outbuildings. The proposed dwellings would comprise 6 no. three bedroom and, 6 no. four bedroom and 4 no. five bedroom units. The application proposal would provide a cul-de-sac layout with the dwellings arranged in a mix of detached (Plots 1, 2, 9 and 16), with integral single garages, and semi-detached (Plots 3-8 and 10-15) dwellings some with parking arranged principally to the front and side of the plots. Both of the existing accesses to the site would be removed. Amenity land, outside of the residential curtilages and part of the access road are positioned in the south west part of the site (i.e. within 400 metres of the SPA).
- 4.2 The proposed access would be located along the Whitmoor Road boundary, close to the north west corner of the site. Within the site, the access road would take a 90 degree turn just within the site and then running parallel with Whitmoor Road (towards the boundary with the A322 Guildford Road) and then a second 90 degree turn running parallel with the A322 Guildford Road (towards the M3 junction). Plots 1-2 are positioned to, and front onto, the east side of the access road, before it takes the first sharp turn into the site. Plot 9 lies on the outside of this bend and Plots 3-8 front the north side of this part of the access road; after which the remaining dwellings (Plots 9-16) are on the west side of this part of the access road.
- 4.3 The proposed dwellings would have a modern design, with a traditional gable roof shape, with the gables being forward/rear projecting and the eaves/valleys to the side. The main external material would be brick but with wood cladding and feature brick detailing and metal clad side dormer feature. Modern window/door styling and design and external flues are additional features of the proposed dwellings. The dwelling would typically have a ridge height of about 9 metres, reducing to 5.5 metres at the eaves/valleys.
- 4.4 Each proposed property would have driveway accommodation, providing two spaces per unit; except three spaces each for Plots 1, 2 and 9. A 2.4 metre high acoustic fence is proposed to the A322 boundary.
- 4.5 The current proposal follows the withdrawal of application SU/16/0942. The principal differences between the two schemes are as follows:
- reduction in the number of units from 18 to 16;
 - provision of a landscape buffer between the proposed dwellings and 1 Whitmoor Road to provide greater separation and so that none of the dwellings, or their curtilages, fall within 400 metres of the SPA;
 - breaking-up of the terraces so that the units are either semi-detached or detached properties;
 - the dwellings have been re-orientated so that the majority of the rear gardens are shielded from the road noise (from the A322/M3) by their respective gardens;

- the dwellings at the east corner of the access road are orientated so that the front walls face the access road, side onto Whitmoor Road, rather than orientated so that they face away from Whitmoor Road with side walls facing the access road; and
- a re-position of the vehicular access point on Whitmoor Road, closer to the north west corner of the site.

4.6 This application has been supported by:

- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Geo-Environmental Risk Assessment;
- Air Quality assessment;
- Sustainable Drainage Systems Strategy;
- Noise Information; and
- Viability Appraisal.

The assessment in Paragraph 7.0 below has taken into consideration the content of these reports.

5.0 CONSULTATION RESPONSES

5.1	County Highway Authority	No objections, subject to conditions.
5.2	Tree Officer	No objections. subject to conditions.
5.3	Council's Environmental Health Officer	No objections, subject to conditions to mitigate the impact of noise and air quality from nearby highways upon future residents.
5.4	Natural England	No objections on the basis that the site falls within the catchment of the new deliverable SANG (at Windlemere Golf Club).
5.5	Local Lead Flood Authority	No objections, subject to conditions.
5.6	Council's Viability Consultant	No objections, on the basis of a contribution towards affordable housing provided elsewhere in the Borough.
5.7	Housing Officer	No objections, on the basis of a contribution towards affordable housing provided elsewhere in the Borough.

- 5.8 Windlesham Parish Council Raise an objection to an overdevelopment of the site and there are known highway issues at this site with the proposal doubling the density of the surrounding built-up area. There are concerns regarding the integrity of the vehicle data provided.

6.0 REPRESENTATIONS

At the time of preparation of this report, one representation has been received in support of the proposal (subject to traffic calming measures included in the development due to the high speed of vehicles on Whitmoor Road), and two representations, including an objection from the Bagshot Society, have been received raising an objection for which the following issues are raised:

- 6.1 Overdevelopment [See *Paragraph 7.3*].
- 6.2 The proposed access onto Whitmoor Road would be too close to the bend in Whitmoor Road and requires traffic calming [*Officer comment: The proposed access is further from this bend on the road than the position of the access proposed for both the approved outline scheme SU/15/0141 and withdrawn scheme SU/16/0942. In addition, see Paragraph 7.5*].
- 6.3 Construction workers parking to be on site and not on adjoining streets [*Officer comment: The method of construction statement required by condition would agree details of construction traffic parking*].
- 6.4 Area of site to be undeveloped has no access point [*Officer comment: The details of access would be required to be considered as a part of a wider landscaping condition*].
- 6.5 Access to New Road roundabout needs to be widened to allow for two lines of joining traffic [*Officer comment: It is not considered that the amount of traffic generated would justify this provision*].
- 6.6 Impact on traffic on local road network particularly with high levels of traffic already on these roads [See *Paragraph 7.5*].
- 6.7 Loss of privacy, which could be exacerbated by the loss of trees at the site [See *Paragraphs 7.3 and 7.4*].

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site falls within the settlement of Bagshot. The site may have previously provided some employment use but the site has been long vacated. The current proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CP1, CP2, CP5, CP8, CP9, CP11, CP14, DM9, DM10, DM11, DM12 and DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and Policy NRM6 of the South East Plan 2009 (as saved)

(SEP). In addition, advice in the Residential Design Guide SPD 2017 (RDG); Infrastructure Delivery SPD 2014; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 (TBHSPD); the Infrastructure Delivery SPD 2014 (IDSPD); the Interim Affordable Housing Procedure Note 2012 (IAHPN) and the Written Ministerial Statement (WMS) are also relevant.

- 7.2 Extant planning approval SU/15/0141 is a material consideration. However, less weight should be afforded to SU/16/0942 given that it was withdrawn. Nevertheless, for both proposals, no objections were raised to these schemes on residential amenity for the occupiers of nearby or adjoining properties; highway safety; land contamination, flooding and drainage; affordable housing and housing mix; and local infrastructure. In addition, no objections were raised to SU/15/0141 on residential amenity for future occupiers; local character or the SPA.

The main issues in the consideration of this application are:

- Impact on local character and trees;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area;
- Impact on land contamination, flooding and drainage;
- Impact on affordable housing provision and housing mix; and
- Impact on local infrastructure.

7.3 Impact on local character and trees

- 7.3.1 Policy DM9 of the CSDMP requires development to respect and enhance the local character paying particular regard to scale, materials, massing, bulk and density. Principle 6.4 of the RDG indicates that housing development should seek the highest density possible without compromising local character, the environment or the appearance of the area. Principle 7.3 of the RDG indicates that buildings will be expected to integrate well into its surrounding context. Principle 7.4 of the RDG indicates that new residential development should reflect the spacing, heights and building footprints of existing buildings. Principle 7.5 of the RDG indicates that proposal should not introduce roof forms on residential development that diverge from the prevailing character. Principle 7.8 of the RDG indicates that architectural detailing should be used to create attractive buildings that positively contribute to the character and quality of an area. Buildings which employ architectural detailing that is unattractive or low quality will be resisted.

- 7.3.2 The application site falls within the settlement and has been the subject of outline planning permission for a residential redevelopment for which the proposed access and layout has been approved (SU/15/0141). That permission would provide 10 dwellings on the site. The housing developments in this part of the settlement are principally detached dwellings on medium sized plots, particularly on the adjoining residential development in Butler Road and Weston Grove. The layout for this approved development would provide detached and semi-detached

dwellings with garages to the side providing a spacious form of development which reflected its edge of settlement location and the character of nearby properties in Butler Road and Weston Grove.

- 7.3.3 In contrast to the approved scheme (SU/15/0141), the withdrawn proposal (SU/16/0942) would have provided a greater mix of dwellings including two blocks of terraced properties. One of these blocks would have been located at the site entrance and would be clearly visible from, and backing onto, Whitmoor Road. The second block would have been visible, at a distance, from the proposed site access but would have been clearly visible from the A322 Guildford Road. The frontage to these blocks, in providing parking to the front, also would have provided narrower soft landscaped strips. It was considered that the proposed form of development would have been an overdevelopment of the site which would have been out of character with its immediate surroundings and settlement edge location.
- 7.3.4 The current proposal would provide a similar design and scale of development to the withdrawn scheme but providing a smaller number of dwellings (reduced from 18 to 16) and with the building blocks more broken up with the aforementioned terraces replaced with groups of semi-detached units and located behind the retained 3 metre approx. high front boundary wall (except where the new access is proposed). The dwellings serving the nearest plots (1 and 2) to the proposed access would front onto the access road, and side onto Whitmoor Road which, with land on the west (opposite) side of this access remaining open, would improve the relationship of the site with this highway.
- 7.3.5 The rear of the dwelling for Plots 3-8 would face Whitmoor Road, but would be located behind the front boundary wall and, for some, heavy soft landscaping in front of this wall. The dwellings for Plots 9-16 would face A322 Guildford Road, across the access road, which improves the relationship of the development, when compared to the withdrawn scheme, with this highway. The proposed dwellings would similarly provide a relatively higher density scheme but with land between the proposed dwelling plots and the west site boundary (i.e. with properties in Whitmoor Road and Weston Grove) remaining open, and a drop in the overall proposed dwelling numbers, improved spaciousness would be provided. In addition, with a general increase in plot width, the proposal would provide improved soft landscaping opportunities to the front, and in some cases to the side, of these dwellings.
- 7.3.6 It is noted that with the exception of 1-7 Whitmoor Road, to the immediate west of the application site, the residential properties (including those within Butler Road, Elizabeth Avenue and Kemp Court) predominantly back onto Whitmoor Road, with a small number being orientated so that a principal side wall face this highway. There is therefore limited activity to this part of the Whitmoor Road frontage, which is principally punctuated by cul-de-sac accesses. This characteristic is reflected in the current proposal (and the earlier approved and withdrawn schemes) with the proposal accessing off Whitmoor Road and none of the proposed residential units proposed to be facing Whitmoor Road.
- 7.3.7 The proposed development would include dwellings which have a modern styling (in a similar manner to the withdrawn scheme), but in a traditional built form/shape.

The size of the application site, and the characteristics of the immediate area and streetscene as well as the landscape buffer, lends itself to a design solution which could provide a departure from the character of local properties. In this local context, the proposed design for the dwellings is considered, in a similar manner to the withdrawn scheme, to be acceptable.

- 7.3.8 The land east and south of the application falls within the Green Belt. The nearest residential development to the east is located to the east of the A322 dual carriageway on the old Guildford Road. These properties are set a minimum of 100 metres from the application site, front onto this highway and are low density in nature. The proposed development would not be expected to reflect this character because of this separation distance and different context.
- 7.3.9 The current proposal would result in the loss of a vacant residential property and associated outbuildings which, along with the land itself, are in poor condition and do not positively contribute to the quality of the local character. It is considered that, in this context, it is clear that this proposal would take the opportunity to genuinely improve the character and quality of the area.
- 7.3.8 There are a number of significant trees located within and at the boundaries of the application site, none of which are considered to be of a high enough quality for protection under a Tree Preservation Order. A number of trees are to be removed to facilitate the development, but these are of a low quality and/or significance. The Tree Officer has raised no objections on tree grounds and, as such, no objections are raised to the proposal on tree grounds.
- 7.3.10 As such, it is considered that the proposed development would satisfactorily integrate into its context and improve the character of the area, complying with Policy DM9 of the CSDMP, the RDG and the NPPF.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP indicates that development should provide adequate amenity space and respect the amenities of neighbouring properties and uses. Principle 8.1 of the RDG indicates that development should be provided with a reasonable amount of privacy to habitable rooms and sensitive outdoor amenity spaces and development which would have a significant adverse effect on the privacy of neighbouring properties will be resisted. Principle 8.3 of the RDG indicates that new dwellings should be provided with good quality daylight and sun access and developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight and sun access. Principle 8.4 of the RDG provides minimum outdoor amenity standards for dwellings.
- 7.4.2 The proposed house to serve Plot 9 would be located close to the rear boundary of 10 Weston Grove, sited to the south west, with a minimum separation distance of 8.3 metres between rear wall of this dwelling and the rear boundary of this property, with the rear wall of this dwelling angled away from the rear wall of the proposed dwelling with a minimum built separation of about 24 metres. This relationship is considered to be acceptable. Plots 12-16 face towards the flank boundary of 10 Weston Grove. With the minimum level of separation (of 22 metres to the flank boundary of this dwelling), it is considered that this relationship is acceptable.

- 7.4.3 The houses to serve Plots 1-2 face the flank boundary of 1 Whitmoor Road sited to the west. The level of separation is about 20 metres, with the front walls of these proposed dwellings facing the front garden of this property. This relationship is considered to be acceptable.
- 7.4.4 The side wall of the house to serve Plot 1 and the rear walls of Plots 3-8 face Whitmoor Road and the rear gardens, and rear walls beyond, of properties in Elizabeth Avenue. The side wall to serve Plot 1 would be set about 15 metres from the rear boundary and 26 metres from the rear wall of these properties. The rear walls of Plots 3-8 would be set about 24 metres from the rear boundary and 38 metres from the rear wall of these properties. These levels of separation would reduce any material impact on the residential amenities of the occupiers of these dwellings. The proposed development is set sufficient distance from any other nearby or adjoining residential property to have no material effect.
- 7.4.5 The applicant has provided acoustic information and noise contours which the recommendations include the use of acoustic trickle ventilation and uprated glazing to the properties and a 2.4 metre acoustic fence is proposed to the boundary with the A322 to reduce the impact of road noise from the A322 and M3 to new residential properties. The orientation of the proposed dwellings, with the gardens predominantly facing away from the A322 and M3, it is considered that the layout would result in a satisfactory environment for future occupiers of these dwellings from the effect of road noise from their rear gardens. The size of the rear gardens for the proposed dwellings would meet the minimum requirements for outdoor amenity space standards.
- 7.4.6 Air quality for future occupiers would also be acceptable, subject to the closing of a ground floor window for the dining room/kitchen serving Plot 16, controlled by condition. The Council's Senior Environmental Health Officer has raised no objections on this basis. It is considered reasonable to secure the closure of this window, on the basis that this room is served by another window in the side elevation which can provide adequate ventilation to this room.
- 7.4.8 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of CSDMP.

7.5 Impact on highway safety

- 7.5.1 The new access would be provided onto Whitmoor Road, located close to the north west corner of the site. The proposed access would be provided where an adequate level of visibility can be provided. The earlier schemes (SU/15/0141 and SU/16/0942) located the access closer to the bend in the road; and the new location, further from this bend in the road, would be a minor improvement in highway safety terms. The proposal would also result in the removal of the existing access onto the dual carriageway A322 Guildford Road which is to the benefit of the flow of traffic and highway safety on this part of Guildford Road, which is located close to the Motorway M3 junction 3.
- 7.5.2 The proposal would provide at least two parking spaces to serve each dwelling within the development, to meet parking standards. The County Highway Authority raises no objections to the proposal, subject to conditions, including the provision of a pedestrian crossing across Whitmoor Road, to the site frontage,

which will improve the sustainability of the development and would assist in lowering traffic speeds on Whitmoor Road. It should also be reiterated that County raised no objections to the previous application SU/16/0942 which was for more dwellings and provided an access from a position closer to the bend in the road. As such, the proposed development is considered to be acceptable on highway safety grounds, complying with Policies CP11 and DM11 of CSDMP.

7.6 Impact on the Thames Basin Heaths Special Protection Area

- 7.6.1 The application site partly lies between 0.3 and 0.7 kilometres (approx.) of the Thames Basin Heaths Special Protection Area (SPA), with all of the residential curtilages to be located outside of the 0.4 kilometre buffer. In January 2012, the Council adopted the TBHSPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a contribution towards SANG delivery/maintenance if there is available capacity. The proposal is CIL liable and this provision would normally be provided under the CIL charging scheme.
- 7.6.2 Policy CP14 of the CSDMP indicates that developments of 10 or more net new dwellings will only be permitted within the identified catchment areas of SANGs. The approved scheme under SU/15/0141 provided a net gain of nine dwellings and therefore did not need to fall within the catchment of any specific SANG within the Borough. However, as the application site falls outside of any catchment of any adopted and provided SANG and with the current proposal, providing a net gain of 16 dwellings in this location, an objection has previously been raised by Natural England on this ground, where there has been no certainty of a SANG coming forward within the lifetime of the planning permission (i.e. 3 years - as per the withdrawn scheme SU/16/0942).
- 7.6.3 However, with the more recent approval of the new SANG at Windlemere Golf Club (SU/16/1207) and transfer of the SANG land to this Council, there is a much greater level of certainty in the delivery of a SANG (which this site would fall within the catchment) to this Council and Natural England has raised no objections to the proposal. As such, and with a condition applied to not allow the commencement of the development ahead of the allocation towards this SANG, with the development not to be occupied before the delivery of the SANG, and receipt of SANG contributions (through CIL), no objections are raised to the proposal on this ground.
- 7.6.4 The applicant has indicated, in a similar manner to the approved scheme under SU/15/0141, that with all of the dwellings located outside of the 400 metre buffer, the proposal would not provide net new residential development within this buffer area. As such, these arrangements are considered to be acceptable.
- 7.6.5 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. This project does not form part of the CIL scheme and a separate contribution is required

through an upfront payment or a planning obligation to secure this contribution. The applicant is willing to enter into a legal agreement to secure this payment and, such to the completion of such an agreement, no objections are raised on this ground.

- 7.6.6 As such, no objections to the proposal are raised on these grounds with the proposal complying with Policy CP14 of the CSDMP, Policy NRM6 of the SEP, the National Planning Policy Framework and advice in the TBHSPD and the TBHSPADF.

7.7 Impact on land contamination, flooding and drainage

- 7.7.1 The proposal has been supported by a land contamination report which concludes that there is no contamination on this site. No objections have been raised by the Environmental Health Officer on these grounds. The proposal is therefore considered to be acceptable on these grounds.
- 7.7.2 The proposal would fall within an area of low flood risk (Zone 1 as defined by the Environment Agency). As such, the proposal is considered to be acceptable on flood risk grounds.
- 7.7.3 The LLFA have considered the impact of the proposal on surface water drainage and considered the proposal to be acceptable, subject to conditions. No objections are therefore raised to the proposal on surface water grounds.
- 7.7.4 As such, no objections are raised on land contamination, flooding and drainage grounds, with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

7.8 Impact on affordable housing provision and housing mix

- 7.8.1 The proposal would deliver 15 (net) residential dwellings and accordingly, the provision of 4 affordable housing units within the scheme would be required to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. The applicant has provided a viability report which concludes that due to the viability of the proposal, a limited contribution towards affordable housing can be provided. In the light of the above, therefore, a contribution is to be sought in respect of off-site affordable housing provision and provided by a legal agreement. This approach has been agreed with the Council's Viability Adviser and Housing Officer. Subject to the completion of an acceptable legal agreement, no objections are raised to the proposal on this ground.
- 7.8.2 Policy CP5 of the CSDMP requires a range of housing sizes. The current proposal would provide a mix of 6 no. three bedroom, 6 no. four bedroom and 4 no. five bedroom units. This mix would not strictly comply with the requirements set out in the table supporting Policy CP5 but noting the amount of development proposed and its edge of settlement location, and in a similar manner to the withdrawn scheme, it is considered that the mix is acceptable.

7.9 Impact on local infrastructure

- 7.9.1 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, pedestrian safety improvements, play areas and equipped play spaces, indoor sports and leisure facilities, community facilities, waste and recycling, and flood defence and drainage improvements. These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, an assessment of CIL liability has been undertaken. This Council charges CIL on residential development and it is estimated for this development to be around £550,000. CIL is a land charge that is payable at commencement of works. An informative advising of this is to be added.
- 7.9.2 It is therefore considered that the proposal would not have an adverse impact on infrastructure delivery and complies with Policy CP12 of the CSDMP, the IDSPD and the NPPF.

7.10 Other matters

- 7.10.1 It is considered prudent to remove permitted development, including roof, extensions and outbuildings, for the future occupiers of the proposed dwellings. This is on the basis of the relatively narrow plots, to limit the impact on such developments to adjoining occupiers of dwellings within the development; and, to limit the impact of dormer-type roof extensions in the rear elevation of Plots 3-8 which would be highly visible in the streetscene (Whitmoor Road).

8.0 CONCLUSION

- 8.1 The proposed development is considered to be acceptable in relation to its impact on local character and trees; residential amenity; housing mix; land contamination, drainage and flood risk; highway safety and local infrastructure. Subject to the completion of a legal agreement to secure contributions towards SAMM and off-site provision of affordable housing elsewhere within the Borough, no objections are raised to the current proposal. As such the application is recommended for approval.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 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 the following:-

- a) 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.

b) 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.

10.0 RECOMMENDATION

In the event that a satisfactory legal agreement has not been received by 24 July 2018 to secure contributions towards SAMM and off-site affordable housing provision, the Executive Head of Regulatory be authorised to APPROVE the application for the following reasons:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: PR77.02 Rev. E, PR77.03 Rev. E, PR77.04 Rev. E, PR77.05 Rev. C, PR77.06 Rev. D and PR77.08 Rev. B unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development shall take place until written approval has been obtained for the Local Planning Authority that an appropriate Suitable Alternative Natural Green Space (SANGS) has been secured so as to avoid any significant effects of the development on the Thames Basin Heaths Special Protection Area. No dwelling shall be occupied before written confirmation has been obtained from the Local Planning Authority that the works required to bring the SANGS up to an acceptable standard have been completed.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework and advice within the Thames Basin

Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012.

5. The garage and parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended, (or any Order revoking and re enacting that Order) no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and local character and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Residential Design Guide Supplementary Document 2017.

7. 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**
3. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.

The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. No development including demolition shall take place until a detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction" and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. A Landscape Management Plan, including long term design objectives, management responsibilities/timescales and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development, or any phase of the development whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out as approved.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 the National Planning Policy Framework.

10. The development hereby approved shall be implemented in accordance with the recommendations set out in the Energy Statement by NRG Consulting dated September 2017 (Ref: ES/WP/201709 - BC) unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of sustainability and energy efficiency and to comply with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. No development hereby permitted shall not take place until details of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
1. A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS;
 2. The results of infiltration testing completed with BRE Digest: 365;
 3. Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change storm events) during all stages of the development (Pre, Post and during);
 4. Details drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how the will be protected from blockage;
 5. Details of how runoff (including any pollutants) for the development site will be managed during construction;
 6. Details of the management and maintenance regimes and responsibilities for the drainage system; and
 7. A plan showing the exceedance flows and how property on and off site will be protected.

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

12. Prior to the first occupation of the development hereby approved, a verification report carried out by a suitably qualified engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System, approved by Condition 10 above, has been constructed as per the agreed scheme.

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

13. The development hereby approved shall not be occupied until the proposed vehicular access onto Whitmoor Road and provided with visibility zones of 2.4 by 43 metres in both directions in accordance with a scheme to be submitted to and approved by the Local Planning Authority; and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 metres height above adjoining carriageway level.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. A scheme to ensure that the existing vehicular access from the site onto the A322 Guildford Road shall be permanently closed and any kerb, verge, footway fully reinstated including the continuation of the crash barrier and the removal of the cul-de-sac sign shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development hereby approved.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

15. A scheme to provide an uncontrolled pedestrian crossing including tactile paving across Whitmoor Road shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the development hereby approved.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

16. The development hereby approved shall not be occupied unless and until each dwelling is provided with 1 fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved by the Locals Planning Authority.

Reasons: For sustainable reasons and to comply with Policies CP2, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework and advice within the Vehicular and Cycle Parking Guidance January 2018.

17. No development shall take place until a Method of Construction Statement, 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;
- (f) measures to prevent the deposit of material on the highway;
- (f) hours of construction; and
- (g) confirmation that no on-site burning of material will occur during the site clearance, demolition and construction phases of this development

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenities or highway safety; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

18. The ground window in the front elevation of Plot 16, as indicated on approved drawing PR77.03 Rev. E, shall be fixed and remain non-openable in perpetuity.

Reason: In the interest of residential amenity for future occupiers and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

19. Details of the window and ventilation openings in bedrooms and habitable rooms for the development hereby approved shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the first occupation and retained thereafter in perpetuity.

Reason: In the interest of residential amenity for future occupiers and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1
2. Party Walls (etc) Act 1996 DE3
3. Building Regs consent req'd DF5
4. CIL Liable CIL1
5. If proposed site works affect an Ordinary Watercourse, the Surrey County Council, as Lead Local Flood Authority, should be contacted to obtain pro written consent. If there are any further queries please contact the Sustainable Drainage and Consenting team on suds@surreycc.gov.uk.
6. HI(Inf)12 (Highway) HI12
7. The permission hereby granted shall not be construed as authority to carry out works on the highway.

The applicant is advised that a licence 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.

8. HI(Inf)14 (Highway) HI14
9. Details of the highway requirements necessary for inclusion in any application seeking approval of details reserved by conditions above may be obtained from the Transportation Development Control Division of Surrey County Council.