

**LOCATION:** THE WATERS EDGE, 220 MYTCHETT ROAD,  
MYTCHETT, CAMBERLEY, GU16 6AG

**PROPOSAL:** Application for the approval of reserved matters (scale, appearance and landscaping) pursuant to outline planning permission 18/0327 (248 dwellings with associated roads, footpaths, play areas, parking, open space and landscaping). (Amended plan and additional plans & information rec'd 18/04/2019.) (Amended & additional plans & information rec'd 13/06/2019.) (Amended plan rec'd 20.06.2019) (Additional info rec'd 20/06/2019) (Amended plans rec'd 26/06/2019.)

**TYPE:** Reserved Matters

**APPLICANT:** Nicholas King Homes Ltd

**OFFICER:** Ross Cahalane

**RECOMMENDATION: GRANT subject to the legal agreement and conditions**

## 1.0 SUMMARY

- 1.1 This proposal seeks the approval of reserved matters (scale, appearance and landscaping) pursuant to hybrid application 18/0327. Planning application 18/0327 granted outline planning permission for 248 homes (with matters of access and layout determined) and granted full permission for the SANG land in the south western corner of the site. The site is designated as Countryside beyond the Green Belt, although it adjoins the Mytchett settlement area. The 21.20 ha site is currently private with no public access, and contains a small number of buildings which have not been in use in many years, some hardstanding and large net posts from the former golf driving range. The remainder of the site comprises two large lakes and a smaller pond, and open land and woodland.
- 1.2 The loss of open countryside to facilitate the development was considered acceptable under 18/0327, as it does not result in coalescence of settlements and meets an identified housing need, with environmental enhancements through the provision of the SANG land. The 18/0327 outline planning permission approved a single vehicular access from Mytchett Road at the southern end of the site. The residential layout was also approved under 18/0327 to be designed around the existing lakes comprising two distinct north and south parcels, all served by a central spine road (Lake Avenue). The approved density of the developable area (i.e. excluding the lakes and SANG) is 37 dwellings per hectare (dph).
- 1.3 The dwellings would be mostly two-storey in height and there would also be 2.5 storey and 3 storey flat buildings, mainly in the southern parcel and complying with the parameters of the layout approved at outline stage. The site would continue to be separated into ten different character areas with landscaping interwoven and integral to the layout. The site will also still be well screened from outside the site and the existing woodland buffer separating the site from Mytchett Road dwellings would be retained. Although the proposal site would therefore form its own character, the proposed designs show that the development is capable of achieving high-quality and integrated designs throughout, subject to approval of materials, with appropriate variation in elevation appearance and transition of scale where necessary.

- 1.4 Given the limited visibility of the site, the separation distances and woodland buffer the development would also cause no adverse harm to existing residential amenities. Subject to conditions already imposed at outline stage, the County Highway Authority continues to raise no objections on highway safety, capacity or parking grounds.
- 1.5 There would continue to be a mix of dwelling types with the highest numbers being 2 and 3 bedroom dwellings, and up to 40% would be affordable housing split between Affordable Rented (46 units) and Affordable Shared Ownership (47 units). A legal agreement was secured under the outline permission to secure the management of the SANG land; the on-site provision of Affordable Housing; provision of SAMM monies; the remediation of the site, and; financial contributions to a Blackwater Valley footpath link and towards education.
- 1.6 It is therefore recommended that the application be approved subject to conditions.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is a 21.20 ha area of land located to the western side of Mytchett Road, with a single access point onto this road. The site lies within the Countryside Beyond the Green Belt, and much of the site is covered by a Site of Nature Conservation Importance designation (Mytchett Mere), and woodland Tree Preservation Order 7/92. Most of the site also lies within Flood Zones 1 and 2 and some of the area in the south-west corner in Zone 3. To the north-east, the site abuts land adjacent to the Mytchett Centre, and on the north-western side Linsford Business Park and the rear of properties in Hazlewood Drive. To the western side lies the A331. To the south lies the Grove Farm mobile home park and open land, and to the east, the site is adjacent to the Mytchett Farm mobile home park and the rear of dwellings along Mytchett Road.
- 2.2 The site currently comprises three lakes, with the remainder of the site mainly grassland and woodland. The trees are concentrated around the edges of the site, with smaller groups of trees throughout. From the entrance, there is a tarmac road which leads to a car park and the buildings on the site, which include a clubhouse and restaurant, driving range building, security lodge and maintenance store, which are single storey brick buildings. There are also large nets of significant height extending some distance across the site, which are associated with the former golf driving range. The site is not currently publicly accessible.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 The site is a former gravel extraction site, with a lake created as remediation. In the 1970s outline permission was granted (ref. 74/0736) for the change of the use of the land to a leisure and water sports centre. In 1980 permission was granted (ref. 80/1094) for the erection of a squash club and the use of the lake for fishing. These uses were never implemented.
- 3.2 Outline consent was granted in 1996 (ref. 93/0313) for the formation of a leisure park to provide visitors centre/clubhouse, golf driving range and various outdoor recreational facilities. This contained a number of pre-start conditions. The details pursuant to these pre-start conditions were not submitted and as a consequence the permission lapsed. However, the clubhouse and driving range buildings were still built, albeit that the owner never utilised the land for its intended use.

Whilst the current buildings on the land are lawful, given their period of time in existence, these buildings and the site have no authorised use in planning terms. This is because the pre-start conditions were not discharged.

- 3.3 14/0107 – Erection of 2 no. two storey three bedroom dwelling houses, garages access and landscaping (at land east of 220 Mytchett Road, Mytchett) *Granted 15/4/14*
- 3.4 18/0036 – Variation of conditions 2, 3, 5 and 9 of 14/0107 to allowed details to be agreed after commencement of the approved development *Granted 20/3/18*
- 3.5 18/0327 - Outline Application for the erection of 248 dwellings with associated access roads, footpaths, play areas, parking, open space and landscaping, with matters of access and layout to be determined (scale, appearance and landscaping to be reserved matters). Full planning permission for the use of land and associated works to provide suitable alternative natural green space (SANG) and associated parking, following demolition of existing buildings and structures on the site.

*Reported to committee September 2018 and granted 12/12/18 following completion of legal agreement to secure affordable housing provision, SANG management, SAMM contributions, education contribution, open space provisions, monitoring of contaminated land and Blackwater Valley footpath Link contribution. See Annex A for a copy of this report plus the minutes.*

#### **4.0 THE PROPOSAL**

- 4.1 This proposal seeks the approval of reserved matters (scale, appearance and landscaping) pursuant to hybrid application 18/0327. This permission granted outline planning permission for 248 homes (with matters of access and layout determined), and full permission for the SANG land in the south western corner of the site. To facilitate the development the existing buildings on site (totalling 1421m<sup>2</sup>) and structures associated with the golf driving range would be demolished.
- 4.2 The approved residential layout is essentially in two connecting parcels, to the north and south of the Mytchett Farm caravan park on the eastern side of the site. The existing two larger lakes on the western side, and open space to the south-west corner will form the approved SANG area. The majority of the residential development would lie to the south of Mytchett Farm caravan park, with the proposed development here denser than to the north. This part of the site would comprise mostly two-storey terraced and semi-detached properties, with some detached properties and some two and a half to three storey flat buildings. The northern parcel would provide mostly two-storey detached dwellings, at a lower density, with one three storey building for flats. The proposed housing mix is as follows:
  - 5no. five-bed dwellings
  - 40no. four-bed dwellings
  - 75no. three-bed dwellings
  - 98no. two-bed dwellings/flats
  - 30no. one bed flats

- 4.3 The single vehicular access point to the site would remain in the same place as existing and as approved under the outline application. Footpaths are proposed to the north-east and south-west corners linking the development to Mytchett via the Mytchett Centre open space and the Blackwater Valley, respectively. The dwellings would mainly have on-plot parking with some rear courtyards, with parking to the front of the flat buildings.
- 4.4 The 10 Landscape Character Areas have been carried through from the outline approval. Each character area has been developed to be reflective of its location within the site and to link to its adjacent character areas. The most northern character area would be called Village Pond designed around a central pond, with appropriate transition and variation towards the higher density layout to the south. Each character area is reflected by its architectural arrangement, materials and landscaping. Landscaping is proposed to be enhanced in the layout, with the SUDS scheme integral to it, and with the 20 - 30 m thick woodland buffers to the northern and eastern boundaries retained. A Local Equipped Area for Play (LEAP) is proposed in a linear form in the centre of the site between the two developable areas. Three smaller Local Areas for Play (LAP) would be provided throughout the site. All dwellings are proposed to have private garden areas with the apartments having balconies and communal areas.
- 4.5 The SANG area already approved would be 6ha in size with the lakes an additional 5ha approximately. The SANG would have a 2.3km footpath around the outside of the lakes and within the open space area to the south-west. The car park for the SANG would remain close to the site entrance on Mytchett Road and would provide four spaces. The SANG area would be supplemented with native planting and wildlife enhanced areas.
- 4.6 In support of the application, the applicant has provided the following information, and relevant extracts from these documents will be relied upon in Section 7 of this report:
- Planning and Design Statement
  - Landscape Design Strategy
  - Soft Landscape Specification
  - Landscape Masterplan
  - Tree Report, Arboricultural Impact Assessment and Method Statement
  - Accommodation Schedule
  - Proposed Materials Schedule, with supporting sample elevations and indicative CGI visuals

## 5.0 CONSULTATION RESPONSES

- |     |                                   |  |
|-----|-----------------------------------|--|
| 5.1 | Surrey County Highway Authority   | No objection, subject to conditions  |
| 5.2 | Natural England                   | No objection raised, subject to compliance with the outline conditions and the legal agreement |
| 5.3 | Council's Arboricultural Officer  | No objection raised, subject to landscaping condition  |
| 5.4 | Council's Urban Design Consultant | No objection raised, subject to materials to be agreed by conditions                           |

- 5.5 Council's Housing Services Manager Supports the delivery of affordable housing and the tenure and locations

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report eight letters of objection and one letter in support of the application have been received.

The support letter raises the following issues:

- Concerns about proposed site access located near to a bus stop – should be relocated [*Officer comment: see section 7.6*]
- Landscaping and screening will avoid any impact on existing surrounding dwellings [*Officer comment: see section 7.4*]
- No reason for application to be turned down

- 6.2 The objection letters raise the following issues:

Highways [*Officer comment: see section 7.6*]

- Will increase the amount of traffic on local roads, and even more so when Deepcut is completed; also lead to a higher amount of accidents
- Mytchett and surrounding villages will be at breaking point with all the new homes
- No new housing ever provides sufficient parking resulting in parking on local roads
- Mytchett Road and Coleford Bridge Road is already often at a standstill especially at peak times or if there is a problem on the A331
- Proposal to replace the two mini roundabouts with traffic lights is only going to add to traffic congestion [*Officer comment: Traffic lights are not proposed*]
- Increased traffic congestion caused by just one entrance, especially during rush hour as most people head to A331/M3
- Insufficient parking provision for dwellings and visitors; concerned excess cars would park along adjacent roads; will be a safety issue for pedestrians and cause traffic congestion; will also lead to parking on pavements

Ecology [*Officer comment: see Paras 7.6.3-7.6.4*]

- Habitats will be destroyed including foxes, deer and badger setts within the site

Infrastructure [*Officer comment: see Para 7.6.8*]

Increased pressure on schools, dentists and doctors; already limited in the Mytchett area

Flooding/Drainage [*Officer comment: see Para 7.6.9*]

- Concern about how building in an area prone to flooding will impact on neighbouring properties

- Flood risk assessment shows flood relief culverts and worst case encroachment entirely focussed on south and west boundaries of the site – still ignores culvert on northern end that has been improved by Surrey Heath’s drainage team – this culvert is still not shown on the plan and is under hard standing – how will this be able to drain surface water?
- Neighbouring properties already have a high water table and gardens flood - building on this area will increase the water levels in the gardens
- Increased area of development will displace water to neighbouring dwellings - what happens if these floods happen?

6.3 All subsequent representations received following re-consultation for the amended buildings will be outlined in an addendum update sheet.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policy CP1, CP2, CP5, CP6, CP11, CP12, CP14A, CP14B, DM9, DM10, DM11, DM16 and DM17. It will also be considered against the Surrey Heath Residential Design Guide 2017 (RDG), and the National Planning Policy Framework (NPPF).
- 7.2 Since the 18/0327 outline approval in December 2018, officers do not consider that there has been any significant change in circumstances. For completeness, a copy of the committee report for this outline approval is attached (see Annex A) and for reference purposes, the main issues and conclusions of this report are summarised below:
1. The principle of the development has been approved (see section 7.3 of this report);
  2. The access arrangements (including a singular vehicular access from Mytchett Road) has been approved (section 7.5);
  3. The development layout and density has been approved (section 7.4);
  4. No objections were raised regarding the impact of the proposal upon highway safety, including the level of parking and the cumulative impact on increased traffic from this proposal and the Deepcut housing site (section 7.5);
  5. No objections in principle to the impact of the proposal on residential amenity grounds, including any increase in noise whilst noting the outline nature of the approved scheme (section 7.9);
  6. No objections to the impact of the proposal on ecology (section 7.7) and archaeology (section 7.12);
  7. No objections to the impact of the proposal on local infrastructure with the proposal being CIL liable (section 7.11) The completed legal agreement secures contributions towards primary classroom places at either Holly Lodge or Mytchett Primary School, along with a local nursery at Holly Lodge;

8. No objections to the impact of the proposal on affordable housing provision (subject to the terms of the legal agreement), the indicative housing mix, crime and open space provision, and;
9. No objections on drainage, flood risk and land contamination.

7.3 Given the materiality of this outline approval with the means of access and layout fixed, by association, the traffic generation and highway impacts have also been accepted. Furthermore, the environmental effects including the impacts upon biodiversity and flooding, SANG and land contamination have been accepted. This report therefore concentrates on the reserved matters (i.e. scale, appearance and landscaping). The main issues relating to these reserved matters are as follows:

- Impacts upon the character and appearance of the area;
- Impacts on residential amenity;
- Other issues (including the final parking layout, the impacts of the reserved matters on biodiversity; and the final housing mix including affordable housing).

#### **7.4 Impacts on the character and appearance of the area**

7.4.1 Paragraph 170 of the NPPF states that the intrinsic character and beauty of the countryside should be recognised, and paragraph 127 states that developments should be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping, and be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing change such as increased densities.

7.4.2 Policy CP2 of the CSDMP states that land should be used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 states that development should achieve high quality design that respects and enhances the local character, paying regard to scale, materials, massing, bulk and density. Trees and other vegetation worthy of retention should be protected and high quality hard and soft landscaping provided.

7.4.3 Principle 6.2 of the RDG states that residential developments should create a legible hierarchy of streets based on character and form, use layouts that make walking and cycling more attractive, design strongly active frontages, use vegetation to create a strong, soft green character, and include small amenity spaces. Principle 6.4 states the highest density possible should be achieved without adversely impacting on the amenity of neighbours or compromising local character. The density of just the net developable area of the site (excluding the SANG area), as approved under 18/0327, is 37 dwellings per hectare (dph) overall, with 46dph in the southern parcel and 23 dph in the northern (Village Green) parcel.

7.4.4 The proposal was subject to scrutiny by Design South East at pre-application stage and many of their suggestions were incorporated into the outline approved layout (as summarised in the table within section 7.4.5 of the Annex to this report). The Western Urban Area Character SPD does not cover the site, given that there is currently no residential development in this area. The nearest character area is the Historic Routes along the Mytchett Road. However, given the significant differences in the age and type of development, it was not considered appropriate to apply this designation to the site. The site was considered large enough to have its own character and not seek to conform in layout and appearance to the older development along Mytchett Road.

### Proposed scale and appearance

7.4.5 The current proposed buildings largely follow the indicative layout and character areas put forward at outline stage, with the following amendments:

1. The flat building at the entrance to the Village Pond character area to the north has been reconfigured to better address the streetscene at this key entrance point;
2. The two dwellings immediately to the north of this building have been changed from semi-detached to link-detached;
3. The courtyard of four detached dwellings further to the north now contain principle elevations facing the main access road;
4. One of the corner plots adjacent the village green lake has been tilted to increase the gap to the lakeside ecological zone;
5. Moving to the southern parcel, the flat building at the entrance to the development has been rotated slightly and the depth of the footprint reduced slightly, to increase the distance to No. 218 Mytchett Road, with no windows on the closest elevation facing this neighbour;
6. The detached dwellings facing the southernmost lake have amended footprints, with small dormers added to certain plots to provide variation and to reflect the design of the flat block opposite;
7. The car park for the SANG land will be relocated to the other side of the turning area off Oak Tree Garden, but will still contain four parking spaces as approved at outline stage.

7.4.6 The Council's Urban Design Consultant has commented that the proposed residential development is regarded to sit well in the existing context in terms of overall design concept, scale and character and will complement the larger area with a distinct, self-contained major development. Some of the flat buildings have been amended to overcome concerns raised:

1. The flatted buildings within the Woodland Glade character area to the east have been changed from 2/3 storey flat roof to 2/3 storey pitched roof for the northernmost buildings, and 2.5 storey with dormers in roof for the two longer buildings parallel with Mytchett Road;
2. To the west adjacent the lake, two of the flat buildings in the centre of the Waterfront Crescent character area have been reduced in height to create a stepped increase in height from 2 storey (eaves level) at the edge to 3 storey at the central flat building.

7.4.7 The above amended buildings now comply with the indicative storey height plan approved at outline stage. The Council's Urban Design Consultant has commented that the use of pitched roofs rather than flat roofs, in combination with appropriate multi-stock brick, tile/slate and weatherboarding materials, would ensure that the development now fully blends in with the other parts of the scheme in terms character, built form, height and building materials. The five Waterfront Crescent flat buildings would now have a clear transitional scale, but which still allows for the crescent-shaped buildings to sit comfortably adjacent the surrounding two storey form at this key location adjacent the lake.

7.4.8 Another key requirement established at pre-application stage was to have a clear and sequential experience for residents and visitors moving through the site. The ten character

areas, as indicated at outline stage, have all been carried through and have informed the proposed elevation designs and associated massing. The proposed vehicular entrance would turn slightly to allow for initial glimpses of the lake, with a flat building to the right addressing the entrance way. Further along, the flat buildings and terraced dwellings along Lake Avenue (the main thoroughfare) lead to the formal layout of Lakeview Square, to provide a coherent arrival point. Front linear landscaping on one side and SuDS water feature on the other would add legibility to Lake Avenue as the main access road.

- 7.4.9 At Lakeview Square, one can then either turn right towards Woodland Glade whereby views towards a three storey building at the end would guide the visitor to the courtyard layout within a wooded setting. A left hand turn would run towards the lake (Lakeview Lane) and this would loop around the large lake feature, leading to the abovementioned Waterfront Crescent flat buildings. Waterfront Mews forms an interlinking lane back towards Lake Avenue, containing two storey dwellings in a courtyard setting. Lake Avenue then turns back towards the lake feature, then turning again northwards to follow the tree line bordering Mytchett Farm Caravan Park. This narrower section, with the lake on the other side, is utilised to provide communal open space, including a designated Local Area of Play (LAP) and Local Equipped Area of Play (LEAP).
- 7.4.10 The Council's Urban Design Consultant has commented that the scheme at this higher-density southern parcel has progressed very positively and demonstrates that the scheme can provide a suitable degree of variation, such as a more muted palette of pale green, misty blue and dove grey weatherboarding along the lake shores, and more distinct contemporary black stained timber weatherboarding in combination with high quality facing bricks in the more formal courtyards. Overall, orangey-red Surrey bricks will be used in combination with other warm red facing bricks and as a contrast, slate tile and grey/blue bricks in specific locations.
- 7.4.11 The site then opens up again to the north, where the Village Pond character area would be located. A 2.5 storey flat building would guide the visitor towards the lower-density development beyond, comprising 2 storey detached and link-detached dwellings using materials such as hanging clay tiles in combination with natural flint. The pond feature would be surrounded by principle elevations of the dwellings, with some more discreet courtyard/cul-de-sac layouts behind. The Council's Urban Design Consultant has commented that the more traditional approach taken here adds interest and distinctiveness to the area in combination with red brickwork.
- 7.4.12 The proposed material schedules with supporting sample colour elevations and CGI imagery demonstrate the distinctiveness of each character area and the appropriate transitions as one travels throughout the development. For instance, the use of weatherboarding within the more wooded areas (e.g. Woodland Glade) and adjacent the water features (Lakeview Lane); the mixture of light and dark materials in the higher density areas to the south (e.g. Waterfront Mews) to add interest and variation, and similarly; use of varying brick types and occasional flint panels for the lower density Village Pond character area to the north.
- 7.4.13 In summary, all the different character areas are considered to demonstrate a strong sense of place whilst also working well together, to positively contribute to the overall character of the development as a whole. A further benefit is the associated integration of the affordable housing in terms of location, distribution, type and "tenure blind" design approach across the site, which is now considered well balanced.
- 7.4.14 The Council's Urban Design Consultant has however stressed that the quality of the architectural details is vital for the delivery of a high quality scheme and detailed drawings in the scale of 1:5 and 1:20 would therefore be required for fenestration, doors, porticos/door overhang as well as roof details (bargeboard/fascia/soffit).

Details of balustrades and guarding to balconies would also be required, as well as details of treatment/colour scheme for timber constructions, to demonstrate high quality and consistency. Similarly, although a building materials schedule is provided, samples will still need to be submitted. The above can be secured by conditions, also noting that the outline scheme also contains a condition requiring more detail at individual plot level. The proposed materials schedule will form part of the approved plans, as an appropriate reference point for each character area.

- 7.4.15 Policy DM16 of the CSDMP requires new residential development to provide open space and equipped playspaces, with Local Areas of Play (LAP) being at least 100m<sup>2</sup> and Local Equipped Areas of Play (LEAP) being at least 400m<sup>2</sup> in size. The proposed Landscape Masterplan confirms that three LAP areas and one LEAP will still be provided. The LAP areas would be at least 100m<sup>2</sup> with a 5m buffer to residential properties. They would provide seating and be located on an area of reasonably flat and well drained ground. Two of these are located in the southern residential parcel and one adjacent to the lake. The LEAP area would be on the connecting road between the northern and southern parcels (as described above) and would include wooden play equipment. The detailed layout of these play areas are secured by planning condition under the outline scheme, with the management and maintenance of the facilities included in the legal agreement.

#### Proposed landscaping

- 7.4.16 The existing site only has very limited visibility from the wider area, being not publicly accessible and screened from the main route through Mytchett by the existing dwellings and woodland buffer beyond. Along the A331 the site is mostly screened by mature trees with very limited viewpoints into the site, other than from the adjacent Blackwater Valley footpath. As such, given that these elements would not change, once the development is complete, it would be also well screened from outside the site with only limited views of the development from the public viewpoint. A Landscape and Visual Impact Assessment was submitted with the outline application, which selected a variety of viewpoints in the local area, nearly all of which would have no change in the existing view, with only very minor changes to some viewpoints including the main access. The report recommends that building heights are limited to three storeys, as is proposed at reserved matters stage.
- 7.4.17 In terms of the impact on existing trees, the applicant has provided an updated Arboricultural Report to reflect the slightly revised layout, which has been reviewed by the Council's Arboricultural Officer. The most relevant change relates to the proposed relocated SANG car park, which will now be relocated to the other side of the turning area off Oak Tree Garden. This will necessitate to the net loss of one tree from the outline scheme. Overall, 54 trees (an increase of 2 from the outline submission) and two hedges (same as outline) are now proposed for removal, with ten other tree/woodland groups requiring pruning or selective removal (an increase of one woodland group). Mitigation replacement planting is proposed and an indicative planting schedule has been added to the Landscape Masterplan. A Landscape Design Statement has also been submitted that now includes indicative hard and soft landscape palettes for each of the character areas. This Statement advises that further detailed hard and soft landscape proposals will be prepared to cover the full site, including the SANG area. This could be secured by a planning condition.
- 7.4.18 The Council's Arboricultural Officer has not objected, as the proposed replacement planting amount would mitigate tree loss. An updated tree protection layout can also be secured through a planning condition. The Council's Arboricultural Officer has also commented that although the proposed native tree species is acceptable, stock sizes should be increased to extra heavy standard as a minimum. Additionally, the proposed feature tree planting could be expanded to offer further variety by the use of some

suggested additional species and cultivars. The applicant has agreed to provide increased stock sizes but wishes to work further with the Arboricultural Officer to agree a revised feature tree schedule, to avoid root impact concerns. This can be secured by condition for detailed landscaping.

### Conclusion

7.4.19 Given the proposal's size and setting, it will adopt its own character and would be of a different character and density to surrounding dwellings, as established by the outline approved layout. The proposed scale and appearance is therefore considered to be acceptable in this context, whilst also capable of achieving high-quality and integrated designs throughout, with appropriate variation in elevation appearance and transition of scale where necessary. The development will also include landscaping and water features to make the most of the natural features of the site, which will further assist in creating high quality design and unique character.

## **7.5 Impacts on residential amenity**

### Impact on surrounding properties

- 7.5.1 The proposed residential layout remains largely as approved under the 18/0327 outline scheme. The existing buffer of trees along Mytchett Road to the east will be retained and strengthened in this location. The Woodland Glade flat buildings on this side will remain over 60m from the rear of properties in Mytchett Road, with a dense tree buffer in between. The separation distances from the 2 storey and 2.5 storey flat buildings (i.e with dormers in the roof) will therefore remain significantly in excess of the 20m advised separation between the rear elevations of buildings (although this would usually be slightly increased for three storey buildings). Due to the separation distances and intervening tree buffer, it is still not considered that there would be any significant adverse impacts on numbers 176-208 Mytchett Road arising from the proposed Woodland Glade buildings.
- 7.5.2 The tree screen is less dense towards the south, facing Numbers 210-216 Mytchett Road. There will be between 50-70m between the rear elevations of the properties which would be set at an angle, with car parking and trees in between. Given the height of the new dwellings here and the significant separation distances, it is still not considered that any significant adverse impacts on amenity would occur.
- 7.5.3 The separation distance from the two storey terraced dwellings to the nearest neighbouring rear elevation is approx. 50m (No. 218 Mytchett Road). However, the properties would also be set at an angle here and given the height of the new dwellings and the significant separation distances, it is also not considered that any significant adverse impacts on amenity would occur.
- 7.5.4 The rear of the proposed 2.5 storey flat building, at the entrance to the development, would now be approx. 22m at its closest point to the rear of 218, a 2m increase from the indicative approved outline layout. The RDG advises that 15m may be acceptable between the rear and side of two storey properties. The proposed floorplans now show that this rear elevation would contain no window openings. As the proposed scale remains as 2.5 storey, the 22m distance and intervening tree screen is considered to be acceptable. The landscaping details required by condition will include further detail of the screening in this location which will be increased. On this basis, the impact on number 218 is still considered to be acceptable.
- 7.5.5 The front elevation of the proposed 2.5 storey flat building, by the entrance, will be approximately 21m from the front boundary of 230 Mytchett Road, which is set back from the road.

However, it will continue to have views of the driveway and front of the house only, and not of their rear garden which will be obstructed by the house itself.

The two-storey properties on Lake Avenue will remain over 30m from the boundary of number 230 and as such, the impacts on this property are still considered to be acceptable. The abovementioned flat building will remain approx. 26m from the side/rear boundary of number 232 and given this distance and the intervening boundary treatments, the amenity impact remains acceptable.

- 7.5.6 The Mytchett Farm Caravan Park will continue to have a dense tree buffer around all sides between the park boundary and the proposed development. The two-storey buildings will remain at least 30m from the nearest plots in the Caravan Park, with the three storey buildings at least 34m from the boundary. Given the separation distances and intervening buffer therefore, it is still not considered that there would be any significant impacts on the amenity for the occupiers of the Caravan Park.
- 7.5.7 In the north-western Village Green corner, the boundary will adjoin the Linsford Business Park and the rear of properties in Hazelwood Drive. However, the new buildings which will be two-storey with single storey garages in this location, will be over 50m from properties in Hazlewood Drive and over 25m from the business park, with a dense tree buffer in between. As such, it is still not considered that there would be any unacceptable adverse impacts for these properties.
- 7.5.8 There will be some noise and disruption for local residents during the construction period. Under the outline application, the County Highway Authority requested a Construction Transport Management Plan for the construction period, which can include noise and dust measures, and this forms one of the outline approval conditions. Construction hours are controlled by Environmental Health legislation and an informative can be added in this regard. It is not considered that once the development is built that the additional noise would cause any significant adverse impact on surrounding residents. A condition will also be added to prevent any external lighting without details having first been approved by the EHO.

#### Amenity standards for the new dwellings

- 7.5.9 The proposed accommodation schedule confirms that all dwellings and flats will comply with the national minimum space standards. The detailed plans also confirm that the amenity spaces for the proposed dwellings will meet the standards as set out in the RDG, with many of the proposed garden areas in excess of the minimum standards. Although not all flats would contain external balconies and it is not clear as to whether the ground floor flats would have enclosed private amenity space, all flat buildings would have some communal space around them and would obviously benefit from the nearby approved SANG land.
- 7.5.10 Concern was raised at outline stage regarding the semi-detached corner dwellings at the Lake Avenue in the centre. However, the detailed floor plans provided show that obscure glazed bathroom windows will be the only windows on the first floor rear elevation of these properties, and as such will not overlook the neighbouring gardens. A planning condition can be imposed to secure obscure glazed windows for all bathrooms across the development.

## 7.6 Other matters

### Parking, sustainable forms of transport and connectivity

- 7.6.1 The Planning and Design Statement advises that 368 parking spaces would be provided, with every 1 or 2 bed flat containing one space and every 3+bed house containing two spaces. A total of 4 spaces will be provided for SANG visitors, with further layby parking provided adjacent the northern play areas and within the Village Pond area. The detailed layout shows that there will be on plot parking and/or garages for most of the dwellings, with parking areas to the front of most of the flatted buildings. Some other flats and the properties on Lake Avenue will have parking courts to the rear. The number of parking spaces (368) remains in accordance with the County's Vehicular and Cycle Parking Guidance, January 2018.
- 7.6.2 The County Highway Authority (CHA) has again raised no objection, commenting that all matters relating to traffic generation, access arrangements and parking provision were assessed by the CHA at the outline planning application stage. The CHA were satisfied with the proposal subject to conditions imposed on the outline consent, including provision of parking spaces to accord with their parking standards, and provision for cycle parking. In respect of encouraging sustainable forms of transport and connectivity as part of the outline consent the applicant agreed to pay for the cost of constructing a link outside the site to join the Blackwater Valley footpath. This was secured as part of the legal agreement.

### Biodiversity impacts

- 7.6.3 Under the outline permission planning conditions were imposed in respect of landscape and ecology management, bats, badgers, reptiles and botanical study. The scheme will still be able to provide the 10 metre ecological buffer to watercourses and waterbodies, also secured by condition at outline stage. The Council's Arboricultural Officer has also commented that the proposed Landscape Masterplan will add significantly to the ecological benefit of the area. The additional landscaping conditions recommended will also present an opportunity to preserve and enhance biodiversity.
- 7.6.4 Concern has been raised about foxes and deer. However, these are not protected species under the planning regime and therefore cannot prevent development. This was also not raised as a concern by external consultees under the outline scheme.

### Housing Mix and Affordable Housing

- 7.6.5 In accordance with Policy CP5 of the CSDMP, under the outline permission 40% on site provision of affordable housing was to be provided. This was secured by the legal agreement with a clause added to take into account any vacant building credit permitted. Policy CP6 sets out the need for housing sizes in the borough, which is different for market and affordable housing, however indicates a strong need for 2 and 3-bed properties for both sectors. For social rented housing there is a stronger need for 1-bed properties. Under the outline submission the housing mix was only indicative but accorded with Policy CP6 given that the majority of units were 2 and 3 bed. The table below shows the mix of housing now proposed which is still considered to comply with CP6:

No of beds	Market	% Mix	Affordable	% Mix	Totals
1			30	32	30
2	56	36	42	45	98
3	57	37	18	19	75
4+	42	27	3	3	45
Totals	155		93		248

- 7.6.6 The applicant is claiming vacant building credit (VBC) for the existing buildings on site thereby reducing the affordable housing provision from 99 units (40% on site affordable provision) to 93 units (37.5%). However, VBC only applies when a use on a site has not been abandoned. The courts have held that account should be taken to all relevant circumstances when deciding whether a use has abandoned including the condition of the property; the period of non-use; whether there is an intervening use; and any evidence regarding the owner's intentions. Given the history of this site whereby the buildings on site have never been used, further clarification is being sought from the applicant on this matter. There is also a clause in the legal agreement that requires a 40% contribution in the event that VBC is not permitted. The current mix for the affordable dwellings as outlined above will be approximately 32% 1-bed (2% increase from outline), 45% 2-bed (3% reduction from outline), 19% 3-bed (1% increase from outline) and 3% 4+ bed (no change), which is still considered to sufficiently comply with the housing mix policy.
- 7.6.7 The affordable provision is located in several locations throughout the site, and will be split between intermediate and social rented units. Affordable housing provision is secured in the legal agreement, but the wording allows for variation of the tenure mix to be agreed in writing by the Council. The Council's Housing Services Manager has again raised no objection to the proposal. It is still considered that the proposal is acceptable in terms of the affordable provision and housing mix, as it still meets identified need.

#### Impact on Infrastructure

- 7.6.8 Concerns have been raised in respect of schools, dentists and doctors already limited in the Mytchett area. These impacts were considered at outline stage. This development would be liable for the Community Infrastructure Levy (CIL), used to fund projects including open space, transport projects, pedestrian safety improvements among others. The Section 106 Agreement includes an education contribution of £720,171 towards primary classroom places at either Holly Lodge or Mytchett Primary School), along with £166,916 towards a local nursery at Holly Lodge, to be provided in a phased manner over the course of the development.

#### Flooding and Drainage

- 7.6.9 As indicated in Paragraph 7.2 above, no objections were raised at outline stage to the impact of the proposal on drainage and flood risk. The outline scheme proposed Sustainable Drainage Systems (SuDS) for surface water drainage, to include permeable paving, swales and basins, with water to flow into the lakes on site. The open water SuDS features presented at outline have also been included in the current Landscape Masterplan. The outline permission includes conditions, as recommended by the Environment Agency and the Local Lead Flood Authority (LLFA). While some specific

concerns have been raised regarding drainage, the final SuDS has not yet been agreed and will be subject to scrutiny by the LLFA prior to implementation.

#### Potential Contaminated Land

7.6.10 The site was formerly worked for minerals and subsequently backfilled. The Council's Scientific Officer raised no objection at outline stage, subject to a condition and post-remedial monitoring and reporting that has been included in the Section 106 legal agreement. A phased approach to development has been agreed with the applicant with a Remediation Action Plan being agreed for each area prior to remediation commencing.

## **8.0 CONCLUSION**

8.1 The detailed plans and supporting information provided to assess scale, appearance and landscaping confirm that the dwellings will still be mostly two-storey in height, and also still including 2.5 storey and 3 storey flat buildings, mainly in the southern parcel and complying with the parameters of the layout approved at outline stage. The site would continue to be separated into ten different character areas with landscaping interwoven and integral to the layout. The site will also still be well screened from outside the site and the existing woodland buffer separating the site from Mytchett Road dwellings would be retained. Although the proposal site would therefore form its own character, the proposed designs show that the development is capable of achieving high-quality and integrated designs throughout, subject to approval of materials, with appropriate variation in elevation appearance and transition of scale where necessary.

8.2 No objections are raised to the impact of the proposal on trees and landscaping, residential amenity, housing mix, local infrastructure and the Thames Basin Heaths Special Protection Area subject to the conditions as outlined. The conditions to the outline permission still apply in relation to highway safety, ecology, archaeology, land contamination, drainage and flood risk. The outline 18/0327 permission provided a legal agreement to secure the provision of affordable housing, SAMM contribution, provision and management of play areas, post-remedial monitoring and reporting, and education and footpath link contributions.

## **9.0 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 38-41 of the NPPF. This included 1 or more of 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.

c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The reserved matters for which permission is hereby granted must commence no later than two years from the date of this permission, or no later than three years from the date of the 18/0327 outline approval (i.e. by 12 December 2021).

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except for the requirement to meet Conditions 3 and 4 below, the proposed development shall be built in accordance with the following approved plans:

Proposed site layout north (P-005); Proposed floor plans and elevations:

(P-A3(A)-1); (P-A4v1-1); (P-A5v-1); (P-A5-1); (P-B3-1); (P-BLK01-1); (P-BLK02-2); (P-BLK02-1); (P-BLK03-1); (P-BLK04-1); (P-BLK 06-1); (P-BLK 09-1); (P-BLK 10-1); (P-BLK 22-1); (P-BLK 23-1); (P-BLK 10-2); (P-BLK 12-1); (P-BLK 17-1); (P-BLK 18-1); (P-BLK 19-1); (P-BLK 20-1); (P-BLK 21-1); (P-C4(A)-1); (P-F5(A)-1); (P-F1(A)v-2); (P-F1(A)-2); (P-F1-1); (P-G5-1); (P-L3v-1) (P-L4-1); (P-K4v2-1) - all received on 16 January 2019; Proposed floor plans and elevations: (P-D4v2-1 Rev A) - received on 28 January 2019;

Proposed floor plans and elevations: (P-B3(A)-1 Rev A); (P-BLK03-2 Rev A); (P-BLK04-2 Rev A); (P-BLK 11-1 Rev A); (P-BLK 13-1 Rev A); (P-BLK 14-1 Rev A); (P-E4-1 Rev A); (P-F1(A)-1 Rev A); (P-F1(A)v-1 Rev A); (P-H4v-1 Rev A); - all received on 29 January 2019;

Proposed floor plans and elevations: (P-BLK05-1 Rev A); (P-BLK07-1 Rev A); (P-BLK08-1 Rev A); (P-BLK15-1 Rev A); (P-BLK 16-1 Rev A); (P-D4-1 Rev A); (P-D4v1-1 Rev A); (P-D4v3-1 Rev A); (P-D4-1 Rev A); (P-D5-1 Rev A); (P-E5-1 Rev A); (P-H4-1 Rev A); (P-K4v1-1 Rev A); (P-B5-1 Rev A);- all received on 31 January 2019;

Proposed site layout south (P-003 Rev B); Proposed floor plans (P-F2-1 Rev C); Proposed elevations (P-F2-2 Rev C); Proposed floor plans and elevations: P-F2-1 Rev A; P-F2(A)-1 Rev A; P-F3-1 Rev A; P-F3(A)-1 Rev A; P-F4(A)-1 Rev A- all received on 13 June 2019;

Proposed character area materials schedule v3 dated 18 June 2019 and received on 20 June 2019;

Proposed site layout tenure plan (P-020 Rev B); Proposed site layout parking strategy (P-022 Rev A); Proposed site layout refuse strategy (P-023 Rev A); Proposed car ports and garages location plan (P-025 Rev A);- all received on 26 June 2019,

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 above slab level shall take place until detailed sample drawings in the scale of 1:5 and 1:20 outlining the proposed fenestration, doors, porticos/door overhang and roof details (bargeboard/fascia/soffit) are 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 above slab level shall take place until details and samples of the external building materials to be used shall be submitted to and approved in writing by the Local Planning Authority, to reflect the proposed character area materials schedule v3 dated 18 June 2019 and received on 20 June 2019. Details shall also include proposed balustrades and guarding to balconies and details of treatment/colour scheme for all timber constructions. 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.

5. The parking spaces shown on the approval 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 the on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The proposed development shall be carried out in wholly accordance with the submitted Arboricultural Impact Assessment and Method Statement by ACD Environmental (R Anderson) dated 20.12.18 and received 16.01.19. The construction of the dwellings and roads within the site hereby approved shall not commence unless and until tree protection has been erected in accordance with the Tree Protection Plans NKH21037 03 Rev C Sheets1, 2 and 3 all received 16.01.19, and the Tree Officer has visited the site and agreed in writing that the tree protection is acceptable and in accordance with the above plans. A minimum of 7 days' notice shall be given in writing of the proposed meeting date. The tree protection measures shall be retained until completion of the development hereby permitted.

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 and National Planning Policy Framework.

7. Prior to commencement of the development hereby approved, full details of hard and soft landscaping works for the residential part of the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include an indication of all level alterations, roads and hard surfaces, walls, fences, access features, any existing trees and hedges to be retained, together with the new planting to be carried out and shall be in accordance with:

i) the Landscape Masterplan (Dwg No NKH21037 10 I - received 16.01.19), except for the stated Indicative Planting Schedule herein;

ii) the Arboricultural Impact Assessment and Method Statement referred to in Condition 5 above, and;

iii) the aims of the Landscape Design Statement (NKH21037State) dated January 2019 (except for the stated Indicative Planting Lists herein) and the Soft Landscape Specification report (NKH210375Spec) dated December 2018. All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs.

The species shall include native species of local provenance from seed collected, raised and grown only in UK and suitable for site conditions and complimentary to surrounding natural habitat, with extra heavy standard stock size as a minimum. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. Planting shall include nectar-rich flowers and berries.

The details shall be implemented as approved in full and no part of the site shall be occupied unless and until the Local Planning Authority have agreed in writing that the landscaping has been completed in line with the approved landscaping details.

Reason: To preserve and enhance the visual amenities of the locality and biodiversity in accordance with Policies CP14B and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

8. All hard and soft landscaping works pertaining to the residential development hereby approved shall be carried out in accordance with the approved details, unless additional remediation action is deemed necessary by the Council. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and

species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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.

9. Before first occupation of the residential development hereby approved, all upper floor bathroom windows shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times.

Reason: In the interests of the residential amenities of future occupiers and surrounding neighbours and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No additional openings shall be created in the first floor rear elevations of:
  - i) Plots 70-71; 134-135; 177-178; 180-181, and; 195-196 (as approved under Drawing No. P-BLK01-1), and
  - ii) Plots 188-190 (as approved under Drawing Nos. P-BLK02-1 & P-BLK02-1),without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the residential amenities of future occupiers and surrounding neighbours and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### Informative(s)

1. The applicant is reminded that the conditions and legal agreement attached to outline permission SU/2018/0327 remain in force for the approved reserved matters development.
2. CIL Liable CIL1