

2019/0607

Reg Date 23/08/2019

Bisley & West
End

LOCATION: THE BROOK NURSERY, 163 GUILDFORD ROAD, WEST
END, WOKING, GU24 9LS

PROPOSAL: Application for the approval of reserved matters (layout, scale,
appearance and landscaping) pursuant to outline planning
permission 18/0763 (13 dwellings with modified access off
Guildford Road, landscaping and parking areas). (Amended &
additional plans rec'd 04/11/2019 and 06/11/2019.)

TYPE: Reserved Matters

APPLICANT: Mr J Walker
Brookworth Homes Limited

OFFICER: Ross Cahalane

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to the outline planning permission 18/0763 for 13 dwellings with modified access off Guildford Road, landscaping and parking areas.
- 1.2 The principle of residential redevelopment and the access point off Guildford Road (A322) was considered acceptable under 18/0763, as the site adjoins the settlement of West End and forms a part of a housing reserve site. The application site, given its former garden centre use and existing hard standing, also comprises previously developed land. The County Highway Authority has maintained no objection on safety, capacity or policy grounds. The outline conditions, including provision of parking spaces, sufficient visibility zones and a construction transport management plan, will remain in force.
- 1.3 The detailed plans and supporting information provided to assess layout, scale, appearance and landscaping confirm that the dwellings will be two-storey in height and significantly set back from the Guildford Road frontage, thus still complying with the key principles established at outline stage. The site would continue to benefit from new landscaping along the front to replace existing hard standing. The proposed elevations show that the development is capable of achieving high-quality and integrated designs throughout, subject to approval of materials, with some variation in elevation appearance and noticeable softening of development towards the rural edge. A legal agreement was secured at outline permission stage to secure on-site provision of Affordable Housing and SAMM monies. The proposal is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The 0.63 hectare application site adjoins the southern end of the settlement of West End and although it is defined as Countryside (beyond the Green Belt), it has been retained as a housing reserve site. The site comprises the former Brook Leisure garden centre, recently vacant but with access retained from Guildford Road (A322). The existing site contains one small single-storey brick building and although many of the greenhouses/outbuildings also associated with the former garden centre have now been

demolished, the site remains entirely covered by hard standing. The new development site of 4-14 (evens) Kings Road (see history below) adjoins the application site to the northeast. The river Bourne borders the site to the south, with Green Belt land beyond.

- 2.2 The nearby dwellings off Guildford Road are two storey detached and semi-detached, many with ample front gardens and some with eaves levels that are not fully two storey. The site is opposite Newbridge Cottage, a Locally Listed Building that is also well set back from Guildford Road.

3.0 RELEVANT HISTORY

On the application site:

- 3.1 EUC/82/2 Established Use Certificate for nursery for production, growth and sale of cut flowers, pot plants and bedding plants, both grown on-site and elsewhere

Decision: Granted (1982)

- 3.2 1984/0234 Change of Use from nursery to garden centre

Decision: Planning permission not required

- 3.3 2001/0286 Erection of 4 detached dwelling houses with detached double garages, new vehicular access road and associated landscaping following demolition of existing garden centre/nursery buildings.

Decision: Refused (appeal dismissed in 2002).

The Inspector took the view that the appeal development was premature/piecemeal at that time awaiting a strategic review of housing requirements, and would have an adverse impact on local character located at the rural edge. Since this date, local and national policy has changed and therefore limited weight is given to this.

- 3.4 2018/0763 Outline planning application for the erection of up to 13 residential units (C3) following demolition of existing buildings with modified access off Guildford Road, landscaping and parking areas. Access only with all other matters reserved.

Decision: Granted (See Annex A for a copy of this report and Annex B for a copy of the County Highway Authority comments)

Adjoining housing reserve site:

- 3.5 2016/0679 Residential development of 35 dwellings comprising of 8 four bedroom, 10 three bedroom, 10 two bedroom houses and 3 two bedroom and 4 one bedroom flats with associated access, car and cycle parking, refuse/recycling storage and landscaping.

Decision: Granted (implemented)

4.0 THE PROPOSAL

- 4.1 The application seeks the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to the outline planning permission 18/0763 for 13 dwellings with

modified access off Guildford Road, landscaping and parking areas. The current proposed dwellings would comprise two maisonette buildings providing four two-bed flats, eight semi-detached 3-bedroom houses, and one detached 3-bedroom house. All buildings would have be 2 storey, apart from the front detached dwelling adjacent No. 159 Guildford Road which would be 1.5 storey (at eaves level) to reflect this neighbour's form.

- 4.2 The highest buildings would be to the rear along the border with the recently developed Housing Reserve Site, comprising three pairs of semi-detached dwellings with ridge heights of approx. 9.7m. Facing Guildford Road, the proposed ridge heights would range from approx. 8.4m for the detached dwelling to approx. 8.8m for the adjacent pair of semi-detached dwellings, with the maisonette buildings on the other side of the site entrance being approx. 9.3m in ridge height. The proposed buildings would be fully outside of the flood zone and watercourse to the south, with communal amenity space and a 1.2m post and rail fence to protect the watercourse ecological buffer zone agreed at outline stage.
- 4.3 As also agreed at outline stage, the existing vehicular access location off Guildford Road would be utilised, to provide a 4.8m wide carriageway to achieve simultaneous entry and exit, and would also served by a 2m wide footway. Visibility splays of 2.4 metres by 114 metres to the north and 93 metres to the south are achievable at this existing point of access. The proposed site plan shows that the dwellings would be provided with a total of 26 parking spaces, including driveway and street-side spaces and to match the conditional provision agreed at outline stage. A communal bin/bike store building is also proposed for the maisonettes, between the two buildings.
- 4.4 The following changes have been made during the course of the application:
- The height of the building containing Plots 2 and 3 facing Guildford Road has been reduced, to fit in better with the surrounding existing and proposed dwellings facing Guildford Road.
 - The proposed northern side elevation of the maisonette Plots 12/13 would now include ground and first floor windows, to avoid this projecting elevation appearing unduly stark/blank.
 - The proposed buildings of Plots 3-7 to the rear have been moved further to the north to provide sufficient garden space for Plot 7, along with an open amenity strip within Plot 7 adjacent the footpath link from Guildford Road.
 - The semi-detached building of Plots 4 and 5 has been repositioned to be parallel to the side boundary of No. 159 Guildford Road.
- 4.5 The application is supported by the following information:
- Planning Statement;
 - Design and Access Statement;
 - Drainage Strategy Addendum;
 - Hand and soft landscape site plans, including specification, and;
 - Landscape Management and Maintenance Plan.

5.0 CONSULTATION RESPONSES

- 5.1 Council Conservation Objection – concerns remain regarding impact on character of

	Consultant	area and locally listed building [See Section 7.4]
5.2	County Highway Authority	No objection. [See Section 7.6 and Annex B]
5.3	County Lead Local Flood Authority	No objection, subject to conditions. [See Paragraph 7.6.4]
5.4	Environment Agency	Comments – additional plan required to make it clear how the referenced flood extent interacts with the topography of the site. [See Paragraph 7.6.4]
5.5	West End Parish Council	Comments: <ul style="list-style-type: none"> - Additional parking should be provided, to include parallel spaces - Height of properties exceeds those of neighbouring properties by some margin - Proposed access to the site is dangerous with its positioning on a bend with poor visibility - Scrutiny will be required to make sure that this development does not affect the locally listed building opposite and neighbours downstream

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, no representations have been received.
- 6.2 Neighbours have been re-consulted on the amended plans, and an addendum update will be provided should any representation be received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application sites fall partly within the West End reserve site and within the settlement of West End. The proposal is therefore assessed against Policies CP1, CP2, CP3, CP5, CP6, CP8, CP11, CP12, CP14, DM1, DM9, DM10, DM11, DM16 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and the National Planning Policy Framework (NPPF). Other relevant guidance includes: the Residential Design Guide SPD 2017 (RDG SPD); West End Village Design Statement SPD 2016 (VDS); Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (SPAAS); and, Infrastructure Delivery SPD 2012.
- 7.2 Since the 18/0763 outline approval in April 2019, it is considered that there has not 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:
- The principle of the development of 13 dwellings has been approved (see Section 7.3 of this Annex A report). The site constitutes “previously developed land” (PDL) as defined in the NPPF, and also forms part of the West End Housing Reserve Site. It is not suitable for significant employment generation, due to the surrounding residential

development in combination with the limited existing facilities and space;

- The vehicular access arrangement, comprising the modified use of the existing access location from Guildford Road, has been approved (section 7.4);
- No objections were raised regarding the impact of the proposal upon highway safety, including the level of parking and impact on surrounding road networks (section 7.4);
- No objections in principle to the impact of the proposal on residential amenity grounds, including future occupiers (section 7.6);
- No objections to the impact of the proposal on ecology, drainage, flood risk and trees (section 7.7), and;
- No objections to the impact of the proposal on affordable housing provision (subject to the terms of the Section 106 legal agreement), the indicative housing mix, and open space provision (section 7.9).

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

- Impact on the character of the area;
- Impact on residential amenity, and;
- Other matters, including the final parking layout, the impacts of the reserved matters on flood risk and the final housing mix including affordable housing.

7.4 Impact on the character of the area

7.4.1 The NPPF requires planning policies and decisions to ensure that new development makes efficient use of land and is visually attractive as a result of good architecture, layout and appropriate and effective landscaping, whilst being sympathetic to local character and history, including the surrounding built environment and landscape setting. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents (paragraphs 122, 127 and 130 of the NPPF). Policy DM9 of the CSDMP also requires a high quality design that also respects and enhances its setting.

Proposed layout

7.4.2 Principle 6.6 of the RDG advises that new residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts. The supporting paragraphs advise that plots are important elements in the character of an area. Their sizes, especially the widths along a street frontage are key determinants of the rhythm of buildings and spaces along a street. Development that disrupts the rhythm of the existing plots can create unattractive streetscenes.

7.4.3 Although the current proposal falls below the threshold (50 dwellings) for a design review, the adjacent residential development scheme (now implemented under 2016/0679 - land south of 4-14 Kings Road) was brought through the design review process as it was

considered to be an important part of the West End housing reserve site. The Design Review Panel requested permeability between all surrounding parcels within the West End housing reserve site and towards the open space to the south. This approach is now also supported by Principle 6.1 of the RDG, which advises that residential developments should connect into and complement the local existing network of routes and public open spaces. The current proposed site plan includes a pedestrian link to the abovementioned implemented 16/0679 scheme.

7.4.4 The Planning Statement advises that the current layout put forward has been amended from the outline illustrative layout in order to:

- Remove an area of parking from the front of the site to the south, closest to the locally listed building of Newbridge Cottage opposite;
- Avoid direct overlooking of the neighbour at 159 Guildford Road by re-orientating the proposed dwellings, and;
- Avoid parking in front of residential units as far as is possible.

Significant setback distances from the highway and removal of front hard standing are also retained as indicated at outline stage, to provide landscaping along the front to reflect an identified positive characteristic under the West End Village Design Statement SPD 2016 (VDS). Although some of the proposed dwellings would still be of smaller plot size than the established dwellings along Guildford Road, the two maisonette buildings now proposed to the south, opposite the locally listed building and towards the rural edge, would be in a spacious setting surrounded by communal amenity space. As such, it is considered that this amended layout would remain well-contained within the site boundaries. Furthermore, the mix of plot sizes remains reflective of the layout, density and mix of dwelling types approved under 16/0679.

7.4.5 Principle 6.7 of the RDG advises that parking layouts should be high quality and designed to, *inter alia*, reflect the strong heathland and sylvan identity of the borough and ensure developments are not functionally and visually dominated by cars. Principle 6.8 further advises that where front of plot parking is proposed, this should be enclosed with soft landscaping and not dominate the appearance of the plot or the street scene with extensive hard surfacing. Given the spread of existing hard standing and the amount of front landscaping proposed to replace this, it is considered that the current provision of six parking spaces, to the front of the building lines and with a landscape break in between, is acceptable in this instance. It is also noted that an unbroken line of six parking spaces is proposed at the rear, in front of the 3-bed dwellings. However, given its location at the rear of the site and the substantial net gain in landscaping proposed to the front, in this instance this is also considered acceptable.

Proposed scale and appearance

7.4.6 Principle 7.4 of the RDG advises that new development should reflect the spacings, height and building footprints of existing buildings, especially when these are local historic patterns. The site also falls within Character Area 1 of the West End Village Design Statement SPD 2016 (VDS). The VDS indicates that this Character Area has a semi-rural character - dwellings do not exceed two storey in height and the proportion of plot to building ratio is very generous giving low housing density, with wide frontages, ample front gardens and spaces between buildings.

The surrounding dwellings follow this identified pattern and scale, and contain pitched roofs and with a mixture of single storey, 1.5 storey and two storey eaves levels and gabled frontages.

- 7.4.7 The current plans put forward at this reserved matters stage show that all dwellings would be two storey in height, apart from a 1.5 storey detached dwelling at the front adjacent to No. 159 Guildford Road to reflect this neighbour's form. There are now also fully two storey dwellings beyond the rear of the site, as approved and built out under 16/0679. As such, the introduction of two storey built form remains acceptable.
- 7.4.8 Turning to the proposed appearance of the dwellings, the Design and Access Statement advises that this has been prepared using detailing and materials found within the local area. The resultant design approach involves a core palette of red/brown brick used as the main building material, with the use of tile hanging at first floor level and brick detailing around windows. Panel doors with small window details finished in a small palette of complimentary colours are also proposed for each unit. It is considered that the proposed elevations and fenestration would be sufficiently proportioned to avoid any unbalanced rhythms or incongruous appearances, with window openings positioned to provide an appropriate sense of scale and a double frontage for the projecting corner maisonette building to the front. Although eight of the proposed 13 units would be semi-detached with identical footprints, there is some variation in elevation height and fenestration, with more noticeable variation in plot sizes and widths.
- 7.4.9 The site is opposite Newbridge Cottage, 164 Guildford Road, a locally listed building that is set back from Guildford Road like other dwellings in the vicinity facing Guildford Road. As indicated at outline stage, the nearest proposed dwelling would remain sited approx. 35m to the west of the Newbridge Cottage entrance and approx. 52m from this neighbour's front elevation. The concerns raised by the Council's Conservation Consultant are noted. However, it is considered that the building line setbacks along the front would avoid an adverse impact upon the special character and setting of this locally listed building. Additionally, the specific appearance and layout of the buildings facing Guildford Road and Newbridge Cottage currently proposed fully address the roadside, with scale limited to a maximum of two storey at eaves level. Furthermore, the proposal would still utilise the existing access at the same location and would provide substantial landscaping along the site frontage in place of the existing hardstanding across this area. It is therefore still not envisaged that the proposal would lead to either substantial or less than substantial harm to the locally listed building as outlined in Chapter 16 of the NPPF and would comply with the intent of Policy DM17 of the CSDMP.

Proposed landscaping

- 7.4.10 The development will continue to include front landscape planting comprising trees and boundary hedges, along with grassland towards the watercourse and rural edge, to replace a significant amount of hard standing that is laid across most of the site. Hard and soft landscape site plans have now been submitted to show the layout and specification, along with a Landscape Management and Maintenance Plan. Herringbone pattern permeable block paving is proposed for the majority of the hard standing areas. The Design and Access Statement also advises that low boundary fences and / or hedgerows will be used to define front gardens. Additional planting will be provided along some of the side garden boundaries bordering the streetside. This will further assist in creating high quality design that also respects its rural fringe location, and can be secured through planning conditions.

Conclusion

- 7.4.11 The proposed layout, scale, appearance and associated landscaping is considered to achieve a form of development which would successfully respond to the characteristics of the surrounding area and its rural edge location, whilst also providing an integrated layout to the Housing Reserve Site to the rear. The proposed development would therefore comply with the design requirements of Policy DM9 of the CSDMP, the RDG, the VDS and

the NPPF.

7.5 Impact on residential amenity

Impact on surrounding properties

- 7.5.1 Policy DM9 of the CSDMP states that the amenities of the occupiers of the neighbouring properties and uses should be respected by proposed development. Principle 8.3 of the RDG advises that developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted. Developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.
- 7.5.2 The proposed Plot 1 dwelling would be sited approx. 3.5m from the side elevation of the detached dwelling of No. 159 Guildford Road to the north. Although it would be sited forward of this neighbour's front elevation, it would not breach a 45 degree horizontal line of sight taken from the midpoint of its nearest window, and this neighbour has no side elevation windows. To the rear, the proposed layout has been changed from that indicated at outline stage. No proposed rear elevations would now face the rear garden side boundary of No. 159. The proposed dwellings to the rear would now face Guildford Road, meaning that the proposed side elevation of the two storey semi-detached dwelling of Plot 4 would be sited parallel to the No. 159 side boundary, to a distance of approx. 5m.
- 7.5.3 Plot 4 would contain a ground floor side elevation secondary window serving a kitchen and a first floor bathroom window, which can be conditioned to be obscure-glazed. The front corner of Plot 4 would be sited approx. 11 m to the east of nearest corner of the single storey rear projection of No. 159, with its first floor above set back approx. 5m further away. There have historically been a number of large greenhouse structures running along in close proximity to the rear garden side boundary of No. 159. The upper floor front elevation windows would not directly face towards No. 159. Given the above built form and boundary relationships, it is considered that the resultant relationship would be sufficient to avoid adverse harm to No. 159 in terms of loss of light, outlook, privacy or overbearing effects.
- 7.5.4 The proposed rear elevation of Plot 4, along with the adjoining Plot 5, would be sited towards the rear garden side boundary of the recently constructed two storey dwelling of No. 24 Oakbourne Avenue, to the northeast within the adjacent developed Housing Reserve Site. The separation distances would meet the 15m recommended distance for rear-to-side relationships as advised under Paragraph 8.4 of the RDG. Additionally, this pair of dwellings would be tilted away from this neighbour's rear elevation and its immediate amenity area, with its pitched roof garage sited in between. The proposed rear of Plot 4 would be sited approx. 22m from the two storey rear elevation of the maisonettes of Nos 4 and 5 Kings Place further to the north. This would meet the 20m recommended distance for rear-to-rear relationships also advised under Paragraph 8.4. The proposed semi-detached dwellings of Plots 6-7 would be sited approx. 20m-22m from the side elevation of this neighbour, which contains no habitable room windows. It is therefore considered that the proposed development would not lead to adverse harm to No. 24 Oakbourne Avenue in terms of loss of light, outlook, privacy or overbearing effects.
- 7.5.5 Given that the other site boundaries face non-residential land to the east and south, and Guildford Road to the west, it is considered that the proposed development as a whole would be sited at sufficient distance from other residential boundaries and elevations to avoid material harm to amenity.

Amenity standards for the new dwellings

- 7.5.6 The outdoor private amenity spaces for the proposed 3-bed dwellings would now meet the respective minimum sizes advised under Principle 8.4 of the RDG. The four proposed 2-

bed maisonettes would all benefit from communal amenity space adjacent to and easily accessible from their entrances. The overall floorspace for all 13 units would meet the requirements as set out in the national minimum space standards, and it is also envisaged that all future occupiers would be afforded with sufficient outlook.

- 7.5.7 In light of all the above, it is considered that the current proposed layout and scale of the 13 units, would not lead to adverse impact upon the amenities of neighbouring properties and of future occupiers, thus complying with Policy DM9 of the CSDMP and the relevant guidance of the RDG.

7.6 Other matters

Parking, sustainable forms of transport and connectivity

- 7.6.1 As already agreed at outline stage, the proposed 13 dwellings would be accessed via the existing point off the A322 Guildford Road, with an access width of approx. 4.8m to be provided along and a 2m wide footway at one side. Visibility splays of 2.4 metres by 114 metres to the north and 93 metres to the south are achievable at this existing point of access. The current proposed site layout illustrates a total of 26 parking spaces to serve the 13 proposed 2/3-bed dwellings. A revised swept path analysis plan has also been provided to demonstrate that safe access and turning space for bin lorries/emergency vehicles could still be achieved throughout the site.

- 7.6.2 The County Highway Authority (CHA) has maintained no objection to the access and the parking provision on highway safety and parking capacity grounds. The current proposed provision of 26 parking spaces would still meet the CHA parking guidance and would match the outline provision. Due to the amended reserved matters accommodation schedule, the provision would now provide four visitor spaces on the basis of this guidance - one extra than the outline scheme. The CHA recommended at outline stage a number of pre-occupation conditions, including provision of footpaths and adequate access visibility splays and parking/turning space within the site. A pre-commencement condition requiring a Construction Management Plan was also recommended. These conditions will remain in force. On this basis, it is considered that the proposed layout and parking provision put forward would remain compliant with Policies CP11 and DM11 of the CSDMP.

Impact on ecology, flood risk and trees

- 7.6.3 The Ecological Appraisal submitted at outline stage identifies the site as having potential for roosting bats. It was therefore recommended that three nocturnal emergence surveys be undertaken. Following consultation with Surrey Wildlife Trust (SWT), and confirmation from the applicant that the proposed development could accommodate the likely requirement for replacement bat roosts, a pre-commencement planning condition was imposed to secure the further nocturnal bat surveys, to ensure that the favourable conservation status of any protected bat species found at the site will be maintained in accordance with the legal requirements of wildlife law. This condition will also remain in force.
- 7.6.4 The southern section of the application site falls within Flood Zone 2 and 3 and an area of high risk from surface water flooding, being adjacent the Bourne River which is designated by the Environment Agency (EA) as a Main River. The current proposal is supported by a Drainage Strategy addendum. Surrey County Council Lead Local Flood Authority has raised no objections to the proposal, subject to a revised condition. All proposed buildings are now fully outside of Flood Zone 3. The above remains supported by the EA, but the EA has requested a revised site plan to include the topography, in order to make it clear how the referenced flood extent interacts with the topography of the site. The EA also commented at outline stage that an otter and water vole survey is required prior to the

commencement of development.

- 7.6.5 An Arboricultural Impact Assessment (AIA) was also provided at outline stage, which advised that four trees will be removed to facilitate the proposal, along with a Leyland Cypress as part of good arboricultural management. None of these trees are rated as being of high quality. Mitigation planting is also proposed as part of the overall larger buffer zone and provision of open space adjacent the Bourne. The proposed development layout put forward at this reserved matters stage would remain outside of the root protection areas of surrounding mature trees. The outline pre-commencement planning condition as recommended by the Council's Arboricultural Officer will remain in force, to ensure that the agreed tree protection measures are implemented with their details forwarded to the Arboricultural Officer to confirm in writing.

Impact on local infrastructure

- 7.6.6 As the proposal includes new Class C3 market dwellings, the development would be CIL (Community Infrastructure Levy) liable. The exact contribution is based on net market dwelling floorspace increase above existing lawful floorspace to be demolished. Given the substantial lawful floorspace of the garden centre/nursery buildings, the proposed reserved matters development is not CIL liable.
- 7.6.7 Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 also requires a contribution towards the Strategic Access Management and Monitoring (SAMM) measures, which supports the on-site protection of the SPA. As this is not included with the CIL scheme and is based on the number of bedspaces proposed, a revised contribution of £8,503 is required. This revised contribution is secured under the legal agreement already agreed with the Council under the outline scheme.

Impact on affordable housing provision and housing mix

- 7.6.8 Policy CP5 of the CSDMP requires the on-site provision of 40% of dwellings (13 units) provided as affordable housing. Policy CP6 of the CSDMP also requires the Council to promote a range of housing types which reflect the need for market and affordable housing. The current proposal would provide 4 two-bedroom affordable housing units (two affordable rent and two shared ownership). Although the remaining provision would be limited to 3-bedroomed houses, the Council's latest Strategic Housing Market Assessment (2016) suggests that approx. 44% of new dwellings required up to 2032 should be 3-bedroom. A legal agreement to secure the provision of the affordable units has been agreed with the Council. Given all the above, no objections are raised on grounds of affordable housing provision and housing mix, with the proposal remaining in compliance with Policies CP5 and CP6 of the CSDMP.

8.0 CONCLUSION

- 8.1 The principle of residential redevelopment and the access point off Guildford Road (A322) was considered acceptable under outline approval 18/0763. The proposed reserved matters including layout, scale, appearance and landscaping would still comply with the key principles established at outline stage. The site would continue to benefit from new landscaping along the front to replace existing hard standing. The proposed elevations show that the development is capable of achieving high-quality and integrated designs throughout. The County Highways Authority maintain no objection on safety, capacity or policy grounds. A legal agreement has already been provided to secure affordable housing and a SAMM contribution. The proposal is therefore recommended for approval, subject to conditions.

9.0 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive, proactive and creative manner consistent with the requirements of Paragraphs 38-41 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.
- c) 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 18/0763 outline approval (i.e. by 05 April 2022).

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. The proposed development shall be built in accordance with the following approved plans:

Proposed Plot 1 floor plans, elevations and roof plan (Drawing no. P110 A); Proposed Plots 4-5 & 8-9 floor plans, elevations and roof plan (Drawing no. P112 A); Proposed Plots 6-7 floor plans, elevations and roof plan (Drawing no. P113 A); Proposed Plots 10 & 11 floor plans, elevations and roof plan (Drawing no. P114 C) - all received on 23 July 2019;

Proposed streetscenes (Drawing No. P105 B); Proposed Plots 2 & 3 floor plans, elevations and roof plan (Drawing no. P111 B); Proposed Plots 12 & 13 floor plans, elevations and roof plan (Drawing no. P115) - all received on 01 November 2019;

Proposed site plan and roof plan (Drawing No. P102 H); Proposed bike/bin store floor plans and elevations (Drawing No. P116) - both received on 04 November 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 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. Materials to be agreed will include the proposed brick, tile and fenestration. 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. All hard and soft landscaping works shall be carried out in accordance with the following approved details:
Landscape Management and Maintenance Plan (Ref: BRO22502 dated 19 July 2019);
Soft Landscape Specification (Ref: BRO22502 dated July 2019);
Proposed hard landscape plans (Drawing Nos. BRO22502 Sheets 1 and 2 dated July 2019);
Proposed soft landscape plans (Drawing Nos. BRO22502 Sheets 1 and 2 dated July 2019) - all received on 23 July 2019.

All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. 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.

5. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
 - a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2l/s.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the National Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

7. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment submitted under the 18/0763 outline application (reference A/BDWESTEND.10, 2nd Issue dated August 2018), along with the subsequent Drainage Strategy Addendum (dated 15 July 2019) and the following mitigation measures:

1. Submission of a revised site plan as seen in appendix A of the Drainage Strategy Addendum, to be overlaid on a topographical survey (as per the format of drawing A/BDWHWESTEND revision P2 within the Flood Risk Assessment appendix K).
2. Finished floor levels shall be set no lower than 33.62 m above Ordnance Datum (AOD).
3. No residential dwellings shall be located within the 1% annual exceedance probability (AEP) flood extent.

These mitigation measures shall be fully implemented prior to occupation.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants. This is in accordance with the adopted Policy DM10 of Surrey Heath Core Strategy 2011-2028.

8. Before first occupation of Plot 4 hereby approved, the bathroom window in its first floor side elevation facing No. 159 Guildford Road 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. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development

Informative(s)

1. The applicant is reminded that the conditions and legal agreement attached to outline permission SU/2018/0763 remain in force for the approved reserved matters development.
2. CIL Liable CIL1
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on the Surrey County Council website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

If there are any further queries please contact the Sustainable Drainage and Consenting team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

4. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
on or within 8 metres of a main river (16 metres if tidal)
on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
on or within 16 metres of a sea defence
involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>
or contact the Environment Agency National Customer Contact Centre on 03702 422 549.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with the Environment Agency at the earliest opportunity.