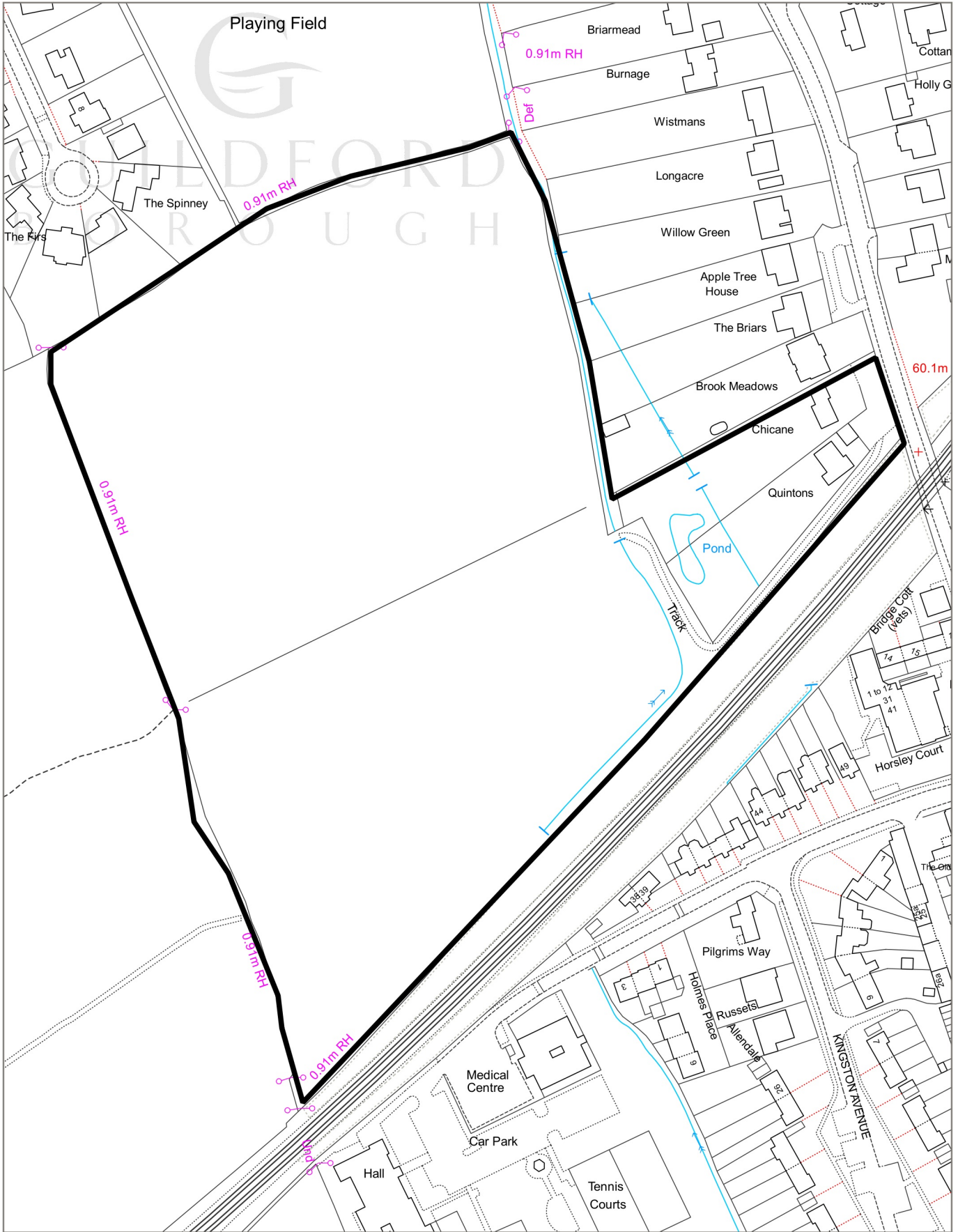


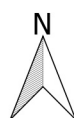
# 21/P/02394 - Land Rear Of Chicane And Quintons, Ockham Road North, East Horsley



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Not to Scale



GUILDFORD  
BOROUGH

**21/P/02394 – Land rear of Chicane and Quintons, Ockham Road North, East Horsley, KT24**



**Not to scale**



**App No:** 21/P/02394  
**Appn Type:** Full Application  
**Case Officer:** Jo Trask  
**Parish:** East Horsley  
**Agent :** Mr Steven Brown  
Woolf Bond Planning  
The Mitfords  
Basingstoke Road  
Three Mile Cross  
Reading  
RG7 1AT

**8 Wk Deadline:** 16/09/2022

**Ward:** Clandon & Horsley  
**Applicant:** Taylor Wimpey South Thames  
c/o Agent

**Location:** Land rear of Chicane and Quintons, Ockham Road North, East Horsley, KT24

**Proposal:** Reserved planning application pursuant to outline planning application 19/P/01541 approved 3/12/2019, for the approval of appearance, landscaping, layout and scale for residential development.

## **Executive Summary**

### **Reason for referral**

This application has been referred to the Planning Committee because more than 20 letters of objection have been received, contrary to the Officer's recommendation.

### **Key information**

The application site is allocated in the adopted Guildford Local Plan Strategy and Sites “*for approximately 100 homes, including some self-build and custom build plots*” (Policy A38). The site has been inset from the Green Belt.

The site already benefits from outline planning permission for up to 110 dwellings and up to 99sqm of B1a office floorspace together with landscaping, open space and earthworks which was granted on 3rd December 2019 under ref 19/P/01541. With the exception of the means of access to the site, all other matters were reserved for subsequent approval. The outline permission was granted subject to conditions and a Section 106 Agreement. The S106 secured the following:-

- Affordable housing (40%), split between affordable rent and shared ownership
- Education contributions towards an Early Years project (Dawney School)
- Education contributions towards Primary School project (Send CofE Primary School,)
- Education contributions towards Secondary School project (St Andrews Secondary School)
- £250,000 bus service contribution and commuter links
- £50,000 towards upgrading bus stops
- £100,000 towards passenger accessibility improvements to and at East Horsley Rail Station

- £25,000 towards improvements to Parish Council Office
- £40,000 towards Station Parade footpath re-surfacing
- £69,379 towards health care infrastructure (improving/increasing capacity at GP surgeries)
- £22,791 towards police recruitment, training and equipment
- Travel plan and travel plan monitoring
- SANG and SAMMs provision/contributions
- Mechanics and timing of delivery of self-build plots

The application site comprises 5.73 ha of predominately open rough pasture, two residential properties (Chicane and Quintons) and an unmade track to the south. The site is bounded to the south by the railway embankment, to the east by residential properties fronting onto Ockham Road North, to the north by residential properties and an area of open space/playing fields and to the west by a SNCI Broad Leaf Woodland containing ancient woodland.

The site is within the 400m to 5km buffer zone of the Thames Basin Heaths Special Protection Area.

The detailed scheme is for 110 dwellings comprising a mix of apartments, houses, bungalows and self-build plots. A total of 44 affordable units will be provided, in compliance with the agreed Section 106 Agreement.

Of the 110 dwellings, 38 are proposed as accessible and adaptable dwellings (M4(2) compliant) and a further 8 dwellings are proposed as wheelchair user homes (M(3) compliant).

Buildings heights will range from single storey bungalows up to the 2 no. 3-storey apartment blocks. The majority of properties however will be 2-storey houses. There will be 4 bungalows, 71 x 2-storey houses and 7 x 2.5 storeys houses.

A total of 207 car parking spaces will be provided, including allocated parking on driveways and in garages as well as unallocated visitor parking bays both on-street and within parking courts.

As well as more formal areas of public open space within the site, informal open space will be provided in a generous green buffer around the perimeter of the site which will include SuDS drainage features/wetland as well as a circular trim trail and play stations. A total of 2.21ha of the 5.73h site will be laid out as public amenity space with an additional 0.09 ha for play space.

### **Summary of considerations and constraints**

This is an allocated site in the adopted Local Plan and as such forms part of the defined settlement boundary of East Horsley (and no longer in the Green Belt). The principle of residential development has already been established on this site through the grant of the earlier outline planning permission. The outline permission approved the principle of up to 110 dwellings and a commercial (office) building of up to 99sqm. This outline permission also “fixed” the means of access into the site from Ockham Road North through the demolition of the two existing residential properties, Chicane and Quintons.

In the light of the above, the scope of this reserved matters application is limited to the reserved

matters only, namely the details of internal access within the site, landscaping, layout, appearance and scale. The principle of development on this site cannot be revisited, nor can other matters that are subject to the Section 106 obligations (as set out above) or to the planning conditions imposed on the outline permission (including housing mix; affordable housing types/mix; flood risk and drainage; details of the proposed bridge; highway and junction improvements on Ockham Road North).

The reserved matters application must however be substantially in-line with the outline permission, including with condition 3 (requiring conformity with the parameter plans dealing with access, density, green infrastructure, land use and scale); and condition 10 (requiring a minimum buffer of 15 metres between the ancient woodland and the development). Any deviations from the approved outline must be “material” to constitute a departure from the outline permission.

In essence this is a good quality landscaped-led scheme that has evolved over a period of some 18 months following extensive discussions with the Design Review Panel and consultees. The general principles established by the Outline parameter plans (including density, building heights, green infrastructure) have been taken through to and informed the detailed scheme and then have been subject to further revisions and refinement to respond to specific areas of concern highlighted by officers and consultees. In particular the landscape strategy has been strengthened and improvements have been made to the proposed building designs, as well as to the layout and relationship of buildings to each other and to areas of open space. On-site parking exceeds adopted parking standards and meets required standards relating to access for car users, pedestrians and cyclists. The scheme also complies with the housing mix policy requirements set out in the Local Plan and exceeds the policy requirements for adaptable and accessible dwellings.

Overall the scheme is considered to be acceptable in design terms and will ensure the development has a sense of place and identity, as well as ensuring an appropriate relationship and integration with the existing village.

There are no objections from any statutory consultees.

## **RECOMMENDATION:**

### **Approve - subject to the following condition(s) and reason(s) :-**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
LOCATION PLAN 2921-A-1000-PL-A  
SITE LAYOUT 2921-A-1005-PL-L  
SITE LAYOUT 2921-C-1005-PL-L  
PARKING PLAN 2921-A-1010-PL-E  
REFUSE PLAN 2921-A-1011-PL-D  
DWELLING DISTRIBUTION 2921-C-1030-PL-D  
STOREY HEIGHTS 2921-C-1031-PL-C  
MATERIALS PLAN 2921-C-1032-PL-C  
AFFORDABLE HOUSING 2921-C-1033-PL-C  
ACCESSIBLE AND ADAPTABLE HOMES 2921-C-1034-PL-C  
STREET SCENES- AA & BB 2921-C-1200-PL-C  
STREET SCENES- CC & DD 2921-C-1201-PL-D

STREET SCENES- EE & FF 2921-C-1202-PL-A  
STREET SCENES- GG SECTION 2921-C-1203-PL-A  
WAYFORD\_Plot 1 2921-C-3200-PL-C  
WAYFORD\_Plot 82 2921-C-3201-PL-A  
WAYFORD\_Plot 104 2921-C-3202-PL-A  
BLOCK A-AFF\_plots 4-13\_Plans 2921-A-3215-PL-C  
BLOCK A-AFF\_plots 4-13\_Elevations 2921-C-3217-PL-B  
BENFORD-AFF\_plots 14-17 2921-C-3225-PL-C  
BLOCK B-AFF\_plots 18-30\_Plans 2921-A-3235-PL-E  
BLOCK B-AFF\_plots 18-30\_elevations 2921-C-3236-PL-D  
HUXFORD\_Plot 48 2921-C-3245-PL-D  
MARFORD-Plots 37,96,107 2921-C-3250-PL-A  
MARFORD-Plot 107 2921-C-3250-PL-C  
MARFORD-Plot 36 2921-C-3251-PL-A  
MARFORD-Plot 96 2921-C-3252-PL-A  
TRUSDALE-Plots 40,43,95 2921-C-3255-PL-A  
BRAXTON-Plots 2-3, 41-42 2921-C-3257-PL-A  
WAYFORD\_Plots 49,57 2921-C-3260-PL-A  
WAYFORD\_Plot 105 2921-C-3260-PL-C  
WAYFORD\_Plot 49 2921-C-3261-PL-A  
WAYFORD\_Plot 97 2921-C-3262-PL-A  
HUXFORD & BRAXTON-Plots 50-52 2921-C-3263-PL-D  
HUXFORD & BRAXTON-Plots 34-36 2921-C-3264-PL-A  
HUXFORD-B & BRAXTON-Plots 33-35 2921-C-3264-PL-D  
HUXFORD & BRAXTON-Plots 58-65\_plans 2921-A-3265-PL-A  
HUXFORD & BRAXTON-Plots 58-65\_elevations 2921-C-3266-PL-A  
HUXFORD-B & BRAXTON-Plots 58-65\_Plans 2921-A-3265-PL-C  
HUXFORD-B & BRAXTON-Plots 58-65\_elevations 2921-C-3266-PL-C  
MANFORD\_Plots 66,104 2921-C-3270-PL-A  
MANFORD-Plot 67 2921-C-3270-PL-C  
BRAXTON-Plots 55,56 2921-C-3273-PL-A  
BRAXTON-Plots 2-3 2921-C-3272-PL-C  
WAYFORD\_Plots 67,68 2921-C-3275-PL-A  
BYFORD,KINGDALE-Plots 53-54 2921-C-3277-PL-D  
MANFORD-Plot 69 2921-C-3280-PL-A  
MANFORD-Plots 68, 106 2921-C-3280-PL-C  
Beaufordf,Byford\_-Plots 70-74 2921-C-3285-PL-A  
BENFORD-AFF & JANFORD-AFF\_-Plots 75-78 2921-C-3290-PL-A  
Janford-Aff & Benford-Aff, Beauford & Byford-B-Plots70-77-Plans  
2921-A-3290-PL-C  
Janford-Aff & Benford-Aff, Beauford & Byford-B\_Plots 70-77  
2921-C-3291-PL-C  
Blandford-Aff\_-Plots 79-81 2921-C-3295-PL-A  
Blandford-Aff & Benford-Aff\_-Plots 78-81 2921-C-3295-PL-C  
HUXFORD\_Plots 83-84 2921-C-3300-PL-A  
HUXFORD-B\_Plots 83-84 2921-C-3300-PL-C  
BYFORD, KINGDALE-Plots 85-86 2921-C-3305-PL-A  
BYFORD-B, KINGDALE-Plots 85-86 2921-C-3305-PL-D  
BLOCK C-AFF,BENFORD-AFF\_plots 87-89,90-92\_plans 2921-A-3310-PL-A  
BLOCK C-AFF,BENFORD-AFF\_plots 87-89,90-92\_elevations  
2921-C-3311-PL-A

Block C-Aff, Benford-Aff & Beauford-Plots 97-94\_Ground Floor  
 2921-A-3310-PL-C  
 Block C-Aff, Benford-Aff & Beauford-Plots 97-94\_First Floor  
 2921-A-3311-PL-C  
 C BLOCK C-AFF,BENFORD-AFF & BEAUFORD\_Plots 87-94\_Elevations  
 2921-C-3312-PL-C  
 Beauford\_-Plots 93-94,98-99 2921-C-3320-PL-A  
 BENFORD-AFF\_Plots 100-101 2921-C-3325-PL-A  
 BENFORD-AFF & BEAUFORD\_Plots 98-101 2921-C-3325-PL-D  
 BYFORD-Plots38-39,102-103,108-109 2921-C-3330-PL-A  
 BYFORD-B-Plots 37-38 2921-C-3330-PL-F  
 BYFORD-B-Plots 108-109 2921-C-3331-PL-A  
 BYFORD-B & BRAXTON -Plots 39-42\_Plans 2921-A-3332-PL-A  
 BYFORD-B & BRAXTON -Plots 39-42\_Elevations 2921-C-3333-PL-B  
 WAYFORD\_Plots 82,97,105,106 2921-C-3335-PL-A TRUSDALE\_Plot 110  
 2921-C-3340-PL-A  
 COMMERCIAL BUILDING 2921-C-3350-PL-B  
 1BH BUNGALOW\_Plot 95 2921-C-3355-PL-B  
 1BH BUNGALOW\_Plot 102 2921-C-3356-PL-B  
 1BH BUNGALOW\_Plot 103 2921-C-3357-PL-A  
 1BH BUNGALOW\_Plot 110 2921-C-3358-PL-A  
 GARRTON-Plot 57 2921-C-3365-PL-A  
 GARRTON-Plot 69 2921-C-3366-PL-A  
 GARRTON-Plot 66 2921-C-3367-PL-A  
 1BFOG-AFF-Plots 31-32 2921-C-3370-PL-B  
 Schedule of accommodation 2921-A-1005-PL-L  
 Nationally Described Space Standards Schedule (Omega Architects) April  
 2022  
 Design & Access Statement - Oct 2021 (Omega) 2921-A-5000-C  
 DAS Addendum – April 2022 (Omega) April 2022  
 Soft Landscape Proposals Sheet 1 of 3 Plan (CSA) CSA/5103/105A  
 Soft Landscape Proposals Sheet 3 of 3 Plan (CSA) CSA/5103/106A  
 Soft Landscape Proposals Sheet 3 of 3 (CSA) CSA/5103/107A  
 Hard Landscape Proposals Sheet 1 of 3 (CSA) CSA/5103/108A  
 Hard Landscape Proposals Sheet 2 of 3 (CSA) CSA/5103/109A  
 Hard Landscape Proposals Sheet 3 of 3 (CSA) CSA/5103/110A  
 Landscape Masterplan (CSA) CSA/5103/11A  
 Open Space Calculations Plan (CSA) SCA/5103/AK07A

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

2. Prior to the commencement of development (excluding ground works and construction up to damp proof course (dpc) and the construction of the access), a written schedule including source/ manufacturer, texture, colour and finish, and samples of materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory external appearance of the buildings.

3. Prior to the commencement of development (excluding ground works and

construction up to damp proof course (dpc) and the construction of the access), sections, plans and elevations on drawings at a scale of at least 1:20 shall be submitted to and approved in writing by the LPA.

- a) porches.
- b) eaves.
- c) recess depths; and
- d) cills.
- e) fenestration details.
- f) bricks and tiles.
- g) fascias, soffits and gutters.

Reason: To ensure that the details of the buildings have a satisfactory external appearance.

4. Prior to the commencement of development (excluding ground works and construction up to damp proof course (dpc) and the construction of the access), details of external lighting shall be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and nature conservation interests

5. Before development commences on each of the self-build plots, details shall be first submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with the approved Design Code (as set out in the DAS Addendum, April 2022) together with details of gross internal area, building footprint, a palette of external materials, and landscaping and plot boundary treatment. Development on each self-build plot shall only be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason:- To ensure that the self-build plots comply with the general design principles and parameters in the Design Code in the interests of the character and appearance of the area.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. 1010 PL Rev E, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure satisfactory parking and turning arrangements in the interests of highway safety.



7. The development hereby approved shall not be first occupied unless and until the facilities for the secure, covered parking of cycles shown on the plans hereby approved have been provided. The approved cycle facilities shall thereafter be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory cycle parking is provided in the interests of sustainable transport objectives.

8. Notwithstanding the details shown on the landscaping drawings hereby approved, before the site is first occupied, a bench seat shall be provided within the proposed public space at the site entrance in accordance with details that shall be first submitted to and approved in writing by the Local Planning Authority. The bench seat shall be retained thereafter or replaced by similar in the event of damage or loss.

Reason: To enhance the usage of the proposed open space in the interests of public amenity.

9. Before the office building hereby approved is first occupied, secure cycle parking for this building shall be provided in accordance with the Council's cycle parking standards and in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: to ensure satisfactory cycle parking is provided in the interests of sustainable transport objectives.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) any garage or car port structure hereby approved that has open sides, fronts or backs shall remain be retained as such in perpetuity and they shall not be further enclosed in full or in-part at any time and shall be retained for their designated purpose for car parking.

Reason: To protect the character and appearance of the development and to ensure adequate parking provision in the interests of highway safety.

## **Officer's Report**

### **Site description.**

The application site extends to 5.73 hectares and comprises two pasture fields separated by a linear group of scrubby trees and hedgerow running along a central ditch. The site also contains two existing residential properties (Chicane and Quintons) which are accessed from Ockham Road North. A water course (Stratford Brook) runs in a north-south direction across the site. The site is bounded to the north by residential properties and a private playing field, to the east by residential properties and Ockham Road North, to the south by the railway line embankment and to the west by Lollesworth Wood. Lollesworth Wood is a designated Site of Nature Conservation Importance (SNCI) and contains ancient woodland. The site is predominantly open although there are several trees within the rear gardens of Chicane and Quintons. There is currently no public access.

The site slopes gently from south to north by around 5m with the highest point in the south-west corner of the site.

### **The Proposals.**

This is a Reserved Matters submission pursuant to an Outline permission granted on 3<sup>rd</sup> December 2019 for the construction of up to 110 dwellings and up to 99sqm of B1a office floorspace together with landscaping, open space and earthworks (ref 19/P/01541). This application follows extensive pre-application engagement with the Design Review Panel on 7 April 2021, 17 May 2021 and 24 June 2021.

The detailed scheme is for the construction of 110 dwellings comprising a mix of houses, flats, bungalows plots, together with a modest office building and 5 self-build plots. As consented by the Outline permission, access will be taken from Ockham Road North following the demolition of the two existing dwellings Chicane and Quintons.

40% of the proposed dwellings will be affordable, in compliance with the S106 agreement requirements.

The proposed mix will comprise:-

- 66 private houses (4 no. 1bed bungalows, 17no. 2beds, 25 no. 3beds, 6no. 4 beds, and 9no. 5beds + 5no. self-build plots)
- 44 affordable units (40%) comprising 28 affordable flats (16no. 1bed flats, 12 no. 2bed flats) and 16 affordable houses (3 x 2bed houses, 11 x 3beds, 2 x 4beds). Of these, 31 units will be affordable rented and 13 will be shared ownership. (The affordable housing provision, including tenure was agreed as part of the Outline S106 Agreement).

Of the 110 dwellings, 38 (34%) are proposed as accessible and adaptable dwellings (M4(2) compliant) and a further 8 dwellings (7%) are proposed as wheelchair user homes (M(3) compliant). This exceeds the requirement in Policy H1 of the Local Plan for 10% M4(2) and 5% M4(3).

Of the 5.7 ha of the application site, 2.16 ha will comprise public open space with an additional 0.08 ha comprising the play area open space.

The key features within the layout include:-

- Access from Ockham Road North.
- Creation of a Gatehouse at the site entrance with planting beside to create rural feel.
- Approach footpath separated from access road and taken through trees to create rural approach.
- Office building along entrance road/lane
- Existing pond maintained and enhanced
- Doorstop "green" at entrance into main site, overlooking the pond;

- A 3- storey apartment building in an 'Arts & Crafts' style positioned at the secondary site entrance, creating a pinch point and framing woodland extension beyond.
- A series of drainage features/attenuation ponds creating landscape features to the west of the Stratford Brook in the north-east part of the site and designed to attenuate surface water flows before releasing back into the wider drainage system at a controlled rate.
- New replacement woodland and hedge planting along the line of the existing scrubby trees/hedge and ditch
- buffer of 15-20m to the ancient woodland
- Low density development around rural edges.
- Higher density units facing central green space.
- Trim trail around the site perimeter with 4 x "equipped play stations" positioned around the perimeter of the site
- Pumping station.
- Refuse storage areas and collection points

The scheme design comprises six proposed character areas, each with their own identity and characteristics:-

- The Country Lane – comprises an informal pedestrian footpath, separate from entrance road, a Gatehouse building, a modest commercial office building and the retention of existing ponds.
- The Arrival Space – marks the main part of the site and is approached via a bridge over the Stratford Brook. Buildings face the landscape with minimal hardstanding.
- The Central Green – development around a key linear green space following the existing east-west tree and hedge line and providing a green linkage from the site entrance through to the western boundary with the ancient woodland.
- The Rural Edge – lower density development facing towards a buffer of open space/ proposed attenuation ponds and wetland area to the east, the open fields to the north, the ancient woodland to the west and the railway embankment to the south.
- The Community Streets – secondary interconnecting streets with active frontages set back from the street with medium to short front gardens. A variety of built form with defined public and private spaces, incidental green spaces, and shared surfaces.

#### *Building heights*

The majority of buildings will be 2-storey. The 7 x 2.5 storey dwellings will be located mainly towards the centre of the site, with the 3 storey apartment buildings at the southern edge. Building heights reducing towards the more sensitive south-west corner of the site and along the edges of the development facing towards the woodland buffer to the west and the existing residential properties to the north and east. This aligns with the approved building heights parameter plan.

#### *Density*

The proposed density is similarly aligned with the approved density parameter plan with the higher density (35-45d/ha) apartment blocks restricted to the south-eastern corner of the site and with medium densities in the central part of the site (30-35d/ha) and lower densities (20-25d/ha) in the north-west corner and around the perimeter of the site.

#### *Proposed materials*

A varied materials palette to reflect local building materials in East Horsley and includes grey and terracotta roof tiles, red brick and red multi brick, tile-hanging, tudor-style boarding, and black boarding. Design features include chimneys, dormer windows, traditional style porch canopies. Soft planting and hard landscaping plans and details are provided with the application.

### Amendments

Through the application process and in response to consultee comments (see below), amended plans and an addendum to the DAS were submitted in April 2022 to address issues in relation to landscape strategy, layout and design.

### **Environmental Impact Assessment (EIA) Development**

The outline application was screened and determined to not be Environmental Impact Assessment (EIA) Development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended (revoked by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017). This reserved matters application, does not raise new environmental considerations and does not constitute EIA development of itself.

### **Planning History**

19/P/01541 - Outline application for the demolition of two dwellings and alteration to access to allow for outline consent with all matters reserved (except for means of access from Ockham Road North not to include internal roads) for up to 110 dwellings and up to 99sqm of office floor space (Use Class B1a), open space, sustainable urban drainage system and associated landscaping, infrastructure and earthworks. Outline permission granted 3 December 2019, subject to a Section 106 agreement.

(An identical outline application was submitted, ref 19/P00634, and an appeal subsequently lodged against non-determination. This was withdrawn following the approval of the above outline application).

The Council has also received a number of applications to discharge conditions attached to the outline consent, these include:

- Condition 4 (equipped play)
- Condition 6 (energy)
- Condition 8 (drainage)
- Condition 12 (archaeological investigation)
- Condition 13 (drainage)
- Condition 14 (crossing over Stratford Brook)
- Condition 16 (Landscape and Ecological Management Plan)
- Condition 19 (Dwelling mix)

Given that the scope of this application is restricted to the reserved matters of access (within the site), appearance, landscaping, layout and scale, the most important policies for this application relate to design. Other policies (A38 and H1) are however included in the list below for clarity.

### **Consultations**

#### Statutory Consultees

Environment Agency\_– No comments on the Reserved Matters application. Clarification on the Outline application flood modelling work and EA Flood Map, summarised as follows:-

The original Flood Map for Planning in this location was based on the national generalised modelling, known as JFLOW (2004), a low-resolution modelling process which provides an indication of where flood risk exists such that planners and developers can consider flooding in more detail. However these models are generally not suitable for use in site-specific Flood Risk Assessments as they are not sufficiently detailed enough. The detailed modelling (1D Flood Modeller) undertaken on behalf of the applicant recognises that there is a culvert below the railway embankment and another culvert downstream. Having undertaken a review of the detailed modelling, we accepted that it provided a much more detailed understanding of how flooding may occur in this area and hence the flood map for planning was revised.

Lead Local Flood Authority (Surrey County Council) – No objection. Comments on revised information - we are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed.

Natural England – No objection subject to complying with the requirements of Guildford Borough Council's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA. (Officer's Note - this has been addressed by the Section 106 Agreement – see below).

Thames Water – No objections.

Network Rail – No objections

SCC Archaeology – No objections

SCC Highways – No objections - Sufficient parking will be provided within the site. Swept path drawings show refuse and emergency vehicles can turn within the site and enter and leave the site in forward gear. Cycle parking and the provision of Electric Vehicle charging points will encourage sustainable modes of travel to from the site. Contributions and highways measures were secured as part of the outline planning application, 19/P/01541, and should be carried forward.

Surrey Police (Designing out Crime Officer) – No objections - requests a planning condition that this development achieves a Secure By Design Accreditation. (Officer's Note - This is already provided for on the Outline permission).

Surrey Wildlife Trust – No objection. Compensation for the loss of the central hedgerow should be like for like habitat replacement, and the replacement habitat must be able to replicate the ecological function of the baseline hedgerow. The length of the hedgerow created should be at least the same length of the baseline hedgerow. The management of the new proposed species rich hedgerow should be included within a Landscape and Environmental Management Plan.

#### Internal consultees

GBC Environmental Health – No objection. Air quality is dealt with under condition 5 of the Outline Permission, (requiring a CEMP).

GBC Policy (sustainability) – comments further information regarding materials, sustainable design, cycle parking/charging points, water efficiency, climate change adaptation. (Officer's Note – this information is incorporated in the sustainability information submitted with the application. Sustainability matters were dealt with in principle at the outline stage and through the outline conditions).

GBC Tree Officer - No objection. The minimum buffer zone of 15m from the ancient woodland Ancient Woodland in accordance with the current Natural England and Forestry Commission 'standing advice' for ancient woodland (revised 14<sup>th</sup> Jan. 2022) is provided with some areas are in excess of 20 m. The woodland is under private ownership and there is no proposed access from the development site into the woodland. There are no veteran trees within the application site. Fully supportive of the removal of elements of the hedgerow (mainly low grade Goat Willow) and replacement/additional tree/hedgerow planting. The three oaks are not technically in the ancient woodland boundary and there is little merit to providing a 15m buffer for these. (NB It should be noted that as per Condition 25 – there is a requirement to provide, prior to the commencement of development, an Arboricultural Method Statement (AMS)).

#### Non statutory consultees

Woodland Trust – Objection unless the original 30m buffer zone to the woodland is re-instated. (Officers note - the outline permission through condition 11 clearly stipulated a 15m buffer zone, not 30m)

CPRE (Campaign for Protection of Rural England) – Objection – appearance of the development/house designs out of keeping and contrary to the Neighbourhood Plan; inadequate protection of the ancient woodland; artificial light/lighting will deteriorate the sensitive habitat and species of the woodland; the veteran oak trees should be given 15m buffer zones. (Officer's note – see Council's Tree Officer comments above).

#### Parish Council Comments:

East Horsley Parish Council (initial comments) – Objection on the following summarised grounds:-

- Fails to meet assessed housing needs of both Guildford Borough and East Horsley
- Too urban and fundamentally out of keeping with the rural village character
- Failure to comply with the East Horsley Design Code
- Failure to demonstrate no increase in off-site surface water flooding
- Adverse impacts on ancient woodlands of Lollesworth Wood
- No assessment of biodiversity net gain (BNG)
- Close-boarded garden fences will severely inhibit wildlife movements
- GBCs declared Climate Emergency is completely ignored
- Harmful impacts on key social infrastructure
- Impacts of noise, loss of privacy and light pollution on 10 homes surrounding the site
- The development is non-compliant with 16 policies of the development plan.
- Suggested revisions include:- replace 8 detached houses in the north-west corner with 11x small bungalows; replace 14 semi-detached houses with 7x zero carbon homes; include first time buyers within the affordable housing provision; replace all close-boarded fences with natural hedging; set pre-commencement conditions to ensure the availability of key social infrastructure; widen the Stratford Brook bridge.
- Additional comments/objections following amended plans – amendments only very modest improvements and fail to address the fundamental issues.
- No provision for down-sizers/first time buyers. 4 bungalows not enough/no market apartments.
- Study rooms should be considered as bedrooms (implications for housing mix)
- Overall impression is of a uniform, highly urbanized, housing estate, essentially indistinguishable from others being built by this company elsewhere.
- Failure to comply with Neighbourhood Design Code -
- 20 dwellings have 3 storeys, as compared to 14 dwellings in the outline, contrary to Design Code Policy EH-EH7(a); (Officers note – For clarification – this detailed RM scheme shows 2 apartment blocks of 3-storeys and 7x 2.5 storey houses. The indicative outline site layout plan did not approve or “fix” the scale/height of dwellings nor how many of each height. Only the approved outline parameter plans must be complied with).
- Apartment Block B has a ridge height of 12.53 m, compared to 12.48m in the outline, contrary to Design Code Policy EH-H7(b). (Officers note – the Outline permission did not approve or fix the height of the apartment blocks. Only the approved parameter plans must be adhered to. In any event, this difference equates to 5cm and would not be considered a material difference).
- The development retains large numbers of close-boarded fences, (c72 gardens), contrary to Neighbourhood Plan Policy EH-EN2. Will inhibit wildlife movements.
- 92 properties, (87% of all units) in breach of Neighbourhood Plan policies.

West Horsley Parish Council - Objection on grounds of:-

- Housing numbers higher than Local Plan policy, causing harm to East Horsley and out of character with the village and surrounding roads of West Horsley;
- Contradiction to Policy D1 – urban in design, ridge heights/lighting/street scene and boundary

treatments out of character;

- harmful impact on West Horsley village
- Harm to ancient woodland and lack of mitigation for Oak Processionary Moth
- Insufficient buffer zone to the Ancient Woodland.
- No biodiversity net gain evidence and lack of protection of wildlife corridors.
- Impact of lighting on dark skies and on ancient woodland
- Impact on flooding, and the cumulative effect on the village from surface water run-off.
- Proposals inadequate and do not respond to GBC's Climate Emergency.
- Lack of infrastructure provision
- Impact on local residential amenity
- Conflict with East Horsley's Neighbourhood Plan
- Updated comments following amendments – wish to uphold original objection. The revised changes are extremely modest and fail to address key issues/concerns.

#### Ockham Parish Council – Objection

- Proposals increase population but no additional facilities for healthcare or education.
- Development will exacerbate surface water flooding issues.
- Unacceptable increase in traffic on Ockham Road North including through CA Conservation Area.
- Impact on ancient woodland from domestic pets
- Impact on dark skies and the biodiversity of the surrounding areas.

#### Third Party Representations

125 individuals have submitted objections to the application on the following summarised grounds:-

- Density too high/too many houses – will be out of keeping and overwhelm the village
- Design too urban/uniform, drab and dreary.
- Dwellings take up most of the plots, with little garden - not characteristic of our villages
- Inappropriate scale and design – ridge heights excessive. Buildings more than 2 storeys high and blocks of apartments above 12 metres high are not supported by the Neighbourhood plan.
- Failure to consider cumulative urbanising impacts on the Hursleys
- Some houses have been designed to allow roof extension at a later stage - back door development
- Scheme does not address the specific housing needs of the village. Affordable housing must be affordable. Not enough bungalows. Too many 4- and 5-bedroom houses
- Harm to the Green Belt (Officer's note – this site no longer lies within the Green Belt as it was removed when the site was allocated for housing development as part of the Local Plan process).
- Failure to respond to climate change and sustainability requirements
- Developer has blocked wildlife corridor between Lollesworth Woods and Drift Woods
- 15m buffer zone to the Ancient Woodlands is inadequate. (Officer's note – a 15m buffer was approved as part of the Outline Permission, and in-line with Natural England and Forestry Commission' "standing advice" for ancient woodland (revised 14<sup>th</sup> Jan. 2022).
- Impacts/disturbance to wildlife, and on the ancient woodland, (including through domestic pets).
- Lack of surface water drainage mitigation. Insufficient on-site floodwater storage. Increased flood risk to existing residents
- Objection to revised flood map (Officer's note – see Environment Agency's consultation response above).
- Extra pressure on existing foul sewers that fail/cause sewers to backflow and overflow into

garden.

- Houses will block sunlight to the neighbouring properties and disturb them with noise.
- Light pollution
- Dangerous site entrance and increased traffic. Lack of car parking.
- Impact on health care, education facilities which are at saturation point.
  
- Loss of a Thames Basin Heaths Special Protection Area (SPA). (Officers Note – this application site is not part of the designated SPA. Suitable Alternative Nature Greenspace (SANG) provision has already been agreed and secured through the Outline S106 Agreement process.
- Harm to the West Horsley Place Estate on the basis of
  - Harm to surface water management and drainage on the estate
  - Harm to the setting of the Grade I listed building Manor House at West Horsley Place, (and associated stables, cottages and barns) and to East Horsley village (by reason of current scale, volume, urban character, and generic designs).
  - Harm to ancient woodland and biodiversity at Lollesworth Wood – including expected increase in public access and neighbouring activity and disturbance
  - Adverse impacts from lighting, noise and expected addition of domestic pets.
  - Requests a condition requiring developer to erect and maintain a suitable permanent fence to prevent any intrusion by new residents. The on-site veteran oak trees marked for conservation require a similar protective zone. (Officer's note – details of the relationship between the residential site and the adjacent woodland and how it will be managed is dealt with by condition attached to the outline).
- Impact on the Green Belt (Officer's note - this is not Green Belt)

1 letter of support has been received on the following grounds :- there is a desperate need for more houses, objections are spurious and selfish, density is supported, bungalows waste space. Extinction Rebellion – Objection on the following grounds:

- Gas boilers should be replaced with efficient electric boilers or ideally designed out.
- Change to the category of flood risk is illogical. Errors in surface water calculations.
- Larger bikes (eg ebikes/recumbent bikes) will not fit in the cycle storage/footpath.
- The development should support community infrastructure via a section 106 agreement. A walking and cycle route through the playing fields to the north and along Weston Lea should be provided. A development of this size should promote car sharing via a car club.
- Additional comments in response to amended plan - too many parking spaces contradicting ambition to achieve modal shift to walking and cycling.

G Bug – Concerns regarding lack of safe cycling route through East Horsley to the East Horsley shops or the train station. Scheme should provide cycle paths with a view to extending the route through the school playing fields to the north. Lack of storage space or access for accessible/disabled bikes and tricycles, trailers and cargo bikes. The development should fund community infrastructure via a Section 106 agreement. (Officers Note – these matters were dealt with by the Outline Permission and agreed S106 agreement which includes contributions towards sustainable transport infrastructure).

Ockham and Hatchford Residents Association - Objection - fully support Ockham Parish Council's objection

#### National Planning Policy Framework (NPPF):

Chapter 2. Achieving sustainable development

Chapter 4. Decision-making

Chapter 5. Delivering a sufficient supply of homes

Chapter 8. Promoting healthy and safe communities



Chapter 9. Promoting sustainable transport  
Chapter 11. Making effective use of land  
Chapter 12. Achieving well designed places  
Chapter 14. Meeting the challenge of climate change, flooding and coastal change  
Chapter 15. Conserving and enhancing the natural environment

#### Guildford Borough Local Plan: Strategy and Sites (2015-2034) \_

The Guildford borough Local Plan: strategy and sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as 7.00 years based on most recent evidence as reflected in the GBC LAA (2021). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 7, this is therefore greater than the threshold set out in paragraph 215 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

Policy Allocation A38 (Land near Horsley railway station, Ockham Road North, East Horsley Allocation). Allocates the site for "*approximately 100 homes (C3), including some self-build and custom house building plots*". Requirements: (1) Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA and the Guildford Surface Water Management Plan (2) Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents) (3) No increase in flood risk on site or elsewhere. Opportunities (1) Reduce flood risk on site and elsewhere (2) Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland/SNC.

Policy H1 Homes for All  
Policy D1 Place shaping  
Policy S1 Presumption in favour of sustainable development  
Policy S2 Planning for the borough - our spatial development strategy  
Policy P4 Flooding, flood risk and groundwater protection zones  
Policy P5 Thames Basin Heaths Special Protection Area  
Policy D2 Climate Change, Sustainable design, construction and energy  
Policy ID3 Sustainable transport for new developments  
Policy ID4 Green and blue infrastructure

#### Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

G1 General Standards of Development  
G5 Design Code  
H4 Housing in Urban Areas  
R2 Recreational Open Space in Large Resid.  
NE4 Species Protection  
NE5 (Development Affecting Trees, Hedges and Woodlands)  
E5 (Homeworking) – supports proposals for homeworking

#### Draft Guildford Borough Local Plan: Development Management Policies \_

The new Development Management Local Plan has been submitted for examination but until adopted, the draft policies will only carry limited weight. The most relevant policies are D4 (Design) and D5 (protection of amenity and provision of amenity space).

### Supplementary Planning Documents

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD  
Strategic Development Framework SPD  
Climate Change, Sustainable Design, Construction and Energy SPD  
Planning Contributions SPD  
Vehicle Parking Standards SPD  
Residential Design SPG  
GBC Landscape and Townscape Character Appraisal (2007)  
Building for a Healthy Life (Homes England, 2020)  
National Design Guide (MHCLG, 2021)

### East Horsely Neighbourhood Plan(2017-2033) – adopted July 2018.

Policy EH-EN2: Trees & Hedgerows

Policy EH-EN3: Landscape Features

Policy EH-EN4: Biodiversity

Policy EH-H1 Housing Mix - (Officer's note – this policy does not align with the Local Plan policy H1(1). As the Local Plan policy is more recent, this takes precedence over EH-H1).

Policy EH-H2 Bungalows.

Policy EH-H7 East Horsley Design Code - (Officer's Note – with regard to housing mix, this NP policy requirement conflicts with the adopted Local Plan site allocation which contain no requirement for a minimum building height. It also conflicts with the consented Outline permission which clearly allows development of up to 3-storeys in height);

Policy EH-LE2: - supports small-scale offices and workshops (up to a max of 350sqm)

### **PLANNING CONSIDERATIONS**

As set out above, the only matters for consideration are the “reserved matters”, namely access within the site (access to the site was determined at outline stage), appearance, landscaping, layout and scale. These matters in turn have some implications for material planning matters including residential amenity, car and cycle parking, and the protection of natural features which will be discussed under the relevant reserved matters heading.

### **Access**

Access (for the purposes of a reserved matters application) is defined as “ *the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network*”.

The Outline permission fixed the means of access into the site from Ockham Road North and dealt with the principle of developing the site with up to 110 houses in highway terms. This included junction improvements and a proposed traffic calming scheme (shown on drawing 14364-02-1 within the Transport Assessment) and with a detailed scheme to be secured through planning condition 18), together with transport infrastructure measures secured through the S106 Agreement. Consideration of access for this application is therefore restricted to the internal road layout/geometry and circulation routes, and generally ensuring that pedestrians, cyclists, car users, emergency and refuse vehicles can satisfactorily access the site.

In terms of car parking, a total of 207 parking spaces (including a mix of allocated parking on driveways and in garages as well as unallocated visitor parking bays both on-street and within the parking courts) will be provided. The parking has been revised following discussions with the LPA, the Parish Councils and Surrey County Highways and will comprise:-

- 160 allocated spaces
- 3 x spaces for the office building
- 34 garage spaces

- 10 visitor spaces

As such the provision accords with (and exceeds) the adopted parking standards and will ensure there will be no overspill parking from the scheme and thus no pressure to park off-site in existing residential streets.

In accordance with condition 23 imposed upon the outline planning permission, all dwellings with dedicated off-street parking spaces will have a fast charge socket. For dwellings with no dedicated parking, residents will be able to utilise a publicly accessible EV rapid charge point (1 point to be provided per 10 residential dwellings).

Secure cycle parking will be provided through the inclusion of sheds within the rear gardens of the houses, and within secure storage in the flat buildings. This accords with policy. A planning condition is recommended to secure cycle parking for the office building.

Access for pedestrians, including within the built development and around the perimeter of the site within the open space is considered acceptable.

Each dwelling has rear pedestrian access to allow the storage of waste bins away from dwelling frontages within the dwelling curtilages. The Refuse Plan shows the location of refuse storage and collection points and comply with the required standards.

The County Council as highway authority has confirmed that the road layout, car and cycle parking provision is acceptable in all respects.

### **Appearance**

Appearance (for the purposes of a reserved matters application) is defined as *“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”*.

Many of the third-party objections refer to urban/suburban “off-the-peg” house types that are out of keeping with the prevailing character of the existing village. In response to early consultation comments, the Applicant undertook further detailed contextual analysis of the character and appearance of buildings in East Horsley and applied a number of the design principles to the proposed development. This resulted in modifications to the proposed apartment blocks, with a re-design of the block facing the entrance to reflect the Arts and Craft style, and with a number of the house designs simplified and traditional features added. In the light of these amendments, the Council's Urban Design Officer is satisfied that the visual appearance, including building form, architecture, and proposed materials are acceptable and that the Design Code policy requirements in Saved Policy G5(2) – (7) are met. It is also considered that the Neighbourhood Design Code policy requirements relating to appearance are met.

### **Layout considerations**

#### General

Layout (for the purposes of a reserved matters application) is defined as *“the way in which buildings, routes, and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”*.

It is considered that there is a satisfactory arrangement of buildings and open spaces which respond to the site constraints and creates a good quality development with a sense of place and identity. The development is pulled in from the boundaries creating a rural edge and buffer to existing residential properties and woodland and ensuring natural features (including trees, watercourses, ponds, hedgerows) are retained in compliance with the requirements of Policy G1

(12).

The proposed large open space on the eastern side of the site respects the existing watercourses and introduces a series of wetland ponds, which serve both as SuDS features and biodiversity habitats and create a natural buffer to the existing properties along Ockham Road North. The existing central ditch with trees and hedgerow will be enhanced to create a central green at the heart of the development, helping to link to the woodland to the west.

The amount of open space shown on the detailed plans complies with the parameter plans agreed at Outline Application stage and also complies with policy requirements. Within the developed part of the site, buildings are positioned and orientated to respond positively to open spaces and to each other thus complying with Policy G5 (3).

#### Residential amenity

Each new house will have private amenity space in the form of private gardens. A number of the flats will have balconies with the remainder having access to the extensive on-site public open spaces. The layout provides for adequate separation distances between buildings /properties to ensure appropriate privacy, outlook and daylight/sunlight.

All units will meet the required Nationally Described Space Standards in terms of internal layout/space.

In terms of impact on surrounding neighbouring properties, separation distances of between 40-50m between the elevations of the proposed houses and the rear boundaries of Ockham Road North properties are provided. These distances increase to circa 120m when measured building face to building face) and far exceed normal separation standards. Together with the existing and proposed intervening landscaping/planting within the open space buffer, this will ensure a high degree of privacy and avoid any loss of light/outlook to those neighbours. The separation distances will also keep any noise disturbance to a low level. It is therefore considered that the detailed proposals will comply fully with saved policy G1 (3). It must be borne in mind that this is an allocated housing site and therefore existing residents will inevitably have new "neighbours" replacing the existing green field aspect. The principle cannot be revisited as part of this application.

#### **Landscaping**

Landscaping (for the purposes of a reserved matters application) is defined as *"the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features"*;

The proposed landscaping details builds on the landscape strategy adopted as part of the outline permission. Landscaping details are presented in an overall landscape masterplan as well as more detailed soft planting plans, hard landscaping plans and detailed plans showing the equipped play spaces/stations. In terms of soft landscaping, the scheme proposes native species wherever feasible, and particularly in the open space areas away from the proposed housing. However, in the built-up part of the site, a mix of native species and ornamental or 'introduced' species are proposed in order to add variety in terms of colour, texture, fragrance and season interest and also to provide habitat and food sources for birds, insects and other small animals.

The proposed hard landscape materials comprise a muted palette of brindle and browns and seek

to reinforce the hierarchy of streets and the different character areas and complement the materials proposed for the buildings.

Boundaries that will be visible in the public domain will comprise a mix of close boarded timber fencing and screen walls which will be planted with shrubs, hedgerows and climbing plants. The Neighbourhood Plan Design Code in Policy EH-H7(c) recommends the use of shrubs and hedgerows at the front of properties (rather than railings, walls etc). It is however necessary to provide robust defensible space in these public areas and hence the proposals will introduce both a defensible boundary but also appropriate soft planting in these frontage areas. This is considered wholly appropriate and compliant with national and local plan policy.

Close-boarded fencing in rear private gardens will provide the necessary physical plot boundaries as well as security and privacy for residents. As specified in the biodiversity enhancement plan and specifications, these fences will incorporate 5x5cm "hedgehog holes" at their bases allowing wildlife, including hedgehogs to move freely through the site. As is normal with new developments, owners/occupiers will be responsible for planting/landscaping their own private gardens.

The application submission also includes a landscape management plan and schedule for public areas which outlines management objectives and maintenance tasks for each key area of the development, such as public open space/amenity areas, frontages to private dwellings (until the agreed hand-over to the new owners of the property), boundary trees and hedgerows. This will ensure the landscape features are properly established, and thereafter managed and maintained.

In conclusion, the landscaping details are considered to be in compliance with the outline parameters and policy-compliant in terms of their detail.

### **Scale**

Scale (for the purposes of a reserved matters application) is defined as *"the height, width and length of each building proposed within the development in relation to its surroundings"*.

Many of the third-party representations make reference to the proposed height of some of the buildings, claiming that they are too tall and thus contrary to the Neighbourhood Plan Design Code. The only 3-storey buildings are the two apartment blocks which lie on the southern side of the site where the approved parameter plans show buildings up to 3-storeys in height. With regard to Block A, the maximum height will be 10.1m (measured from ground level to ridge height) which therefore complies with Neighbourhood Plan Policy EH-H7 (b) (requiring flat blocks to be no higher than 12m). With regard to Block B, the majority of the building will measure a maximum height of 10.1m with a smaller element measuring 12.5m. Therefore only a small part of the building will only very marginally exceed the 12m limit (by just 50cm). This difference will be imperceptible in reality and not sufficient to conclude non-compliance. With regard to the proposed houses, the majority are 2 storeys. There are several however that have accommodation in their roof spaces and are therefore technically 2.5 storey. These dwelling heights are fully compliant with the parameter plans approved as part of the outline permission which allow buildings up to 3-storeys in height.

The binary heights of the buildings cannot be considered in isolation but must also be considered in terms of how they relate to their context and surroundings. The justification for the 2.5 storey dwellings is clearly set out in the Design and Access Statement and DAS Addendum in terms of creating a clear and legible street character. The Council's Urban Design Officer is supportive of the proposed scale of the buildings, including where the 2.5 storey dwellings and 3 storey

apartment buildings are located. It should be noted that as per the parameter plans, the more sensitive north-eastern part of the site and around the site perimeter are limited to two-storey building heights. Therefore, the proposals are considered acceptable in terms of their height, width and length and in relation to their surroundings and thus are overall considered fully compliant with the saved Local Plan Design Code policies and the Neighbourhood Plan design code policies.

The scheme has undergone considerable pre-application engagement with the Design Review Panel and is able to demonstrate a positive response to the Building for Life criteria. Furthermore the Council's Urban Design Officer has worked closely with the Applicant to secure improvements and is now supportive of the scheme. Whilst he has a number of minor residual recommendations, these are not deemed necessary to make the development acceptable in design terms. The Applicant is however happy to provide cycle parking for the proposed office building and a bench within the open space at the site entrance. These elements can be secured through suitably worded planning conditions. Furthermore, the suggestion to provide a secondary pedestrian footbridge/ramp is not technically feasible due to Environment Agency constraints. In conclusion, the scheme is considered to comply with the design policies in the Development Plan taken as a whole as well as national guidance in the NPPF and supplementary planning guidance.

### **Other Matters for Consideration**

#### Self-build Plots

The Site Allocation policy A38 supports the provision of self-build housing plots on this site and the consented Outline Permission included their provision in the indicative plans. The mechanics and timing etc of the delivery of the self-build plots have already been secured through obligations in the signed Section 106 Agreement. There are however no conditions or S106 obligations which set out how these plots will be developed. The DAS Addendum provides a mini-design code for the development of these plots including stating that each plot will also be fully serviced in terms of connections to utilities and setting out certain parameters, including plot layout/orientation and location of habitable room windows; building scale and mass (between 1.5 and 2.5 storey and maximum ridge height of 10m and eaves height of 5.3m); indicative building form; and car and cycle parking. However, no parameters are provided within the mini design code with regard to plot coverage, building footprint/floor areas, landscape and boundary treatment. Whilst it is necessary to provide flexibility for these self-build plots it is also necessary to ensure that they are developed in accordance with agreed parameters. A planning condition requiring a compliance check against the DAS mini design code, together with additional details of footprint/plot coverage, landscape and boundary treatment and a materials palette is therefore recommended.

### **Matters for clarification (not approval)**

#### Flood Risk and drainage strategy

This issue is not for consideration as part of this reserved matters application as it was dealt with by the outline permission and conditions. However, for information/completeness, as part of the outline application, a site-specific flood risk assessment (FRA) and river flood model was carried out on behalf of the Applicant and subsequently approved by the Environment Agency. The detailed modelling concluded that the site is predominantly in Flood Zone 1 where the risk of flooding is on average less than once in a thousand years. A small area in the eastern part of the site is within Flood Zone 2 where the risk of flooding is on average less than once in one hundred years. The Environment Agency has used this detailed modelling information to update its

published Flood Risk Map (as confirmed in the consultation response).

Similarly the surface water drainage strategy has already been approved. It involves managing additional surface water run-off through the use of SuDS. The loss of existing flood storage will be mitigated by providing a lower area of land on the western bank of Stratford Brook within the central open space area and within flood zone 1. The majority of surface water from the site will drain into and through the proposed SuDs features (including permeable paving and the wetland basins). Water flows will be slowed down and pollutants filtered out before finally discharging into an attenuation basin near the northern site boundary. A flow control device will be used to control the maximum water discharge rate from this basin into the Stratford Brook. Surface water from the southern and eastern areas of the site will discharge into an attenuation basin on the western bank of the brook next to the railway, before again discharging into the brook via another flow control device. The Environment Agency and Lead Local Flood Authority have agreed the maximum surface water discharge rates. To this end, the amount of surface water discharging into the watercourse will be significantly reduced in comparison to the existing uncontrolled situation during less frequent and more severe storms, and hence it has been concluded by the statutory consultees that the new drainage proposals will reduce the risk of flooding in the surrounding area. The only outstanding matters relate to the detailed construction design which is being dealt with through the condition discharge application process.

In terms of foul water, the agreed strategy involves most of the site being drained via gravity to the 300mm diameter Thames Water sewer located in Oakham Road North. Thames Water have confirmed that this will have sufficient capacity. The northern section of the site requires a pumping station to be allocated due to the lower levels which cannot be drained by gravity. A rising main from the pump station will connect to the new on-site gravity sewer network. Again, to note, the above matters are not for approval as they form part of the outline permission /conditions.

#### Housing mix and affordable housing

The housing mix is not for determination as this information is dealt with under Condition 19 and is currently the subject of a condition discharge application (submitted in May 2022). However, as the proposed housing mix influences the build form of the development, the following comments are offered for clarity and completeness.

The housing mix as amended is closely aligned to the 2017 SHMA mix and thus fully complies with the Policy H1 (1) in spirit, purpose and wording. It must be acknowledged that Policy H1(1) does not require rigid compliance with the SHMA mix (bearing in mind these are based on 2017 figures and that the SHMA mix is to be achieved over the whole of the housing market area and over the lifetime of the plan). The minor extent whereby the mix does not comply with the SHMA is not sufficient to conclude non-compliance. Furthermore the proposed mix is consistent with other decisions the Council has made on other sites, including at Manor Farm. Notwithstanding the Neighbourhood Plan housing mix policy EH-H1, Policy H1(1) would take precedence because this policy was adopted more recently than the Neighbourhood Plan.

Therefore, even if housing mix were an issue to be determined as part of this application (which it is not), there would be no justification to object to this application on this basis. With regard to the bungalows, there are no policies that insist that bungalows must be provided on this site. Their inclusion are however welcomed, particularly as the Neighbourhood Plan policy EH-H2 encourages them. Provision is also made for accessible and adaptable dwellings and homes for wheelchair users, in accordance with NP Policy EH-H2 and Local Plan policy H1 (1). It should be noted that the number of accessible and adaptable dwellings significantly exceeds the local plan requirements.

Also of note, some of the proposed houses have study rooms. These are below 6.5sqm in area

and 1sqm smaller than the national minimum space standards of a single bedroom and as such they do not count as bedrooms. The inclusion of study rooms is welcomed as it broadens choice and reflects the move towards more flexible-working practices. Their provision also aligns with saved Policy E5 which supports home working.

The inclusion of 4 x 1 bed bungalows results in a change from 12 x 4bed dwellings to 8 x 4bed dwellings. This is acceptable.

The Outline S106 Agreement secured affordable provision of 40% affordable housing, split between affordable rent and shared ownership. This is reflected in the detailed reserved matters scheme. There is no provision for starter homes in the S106 Agreement. The number and type of affordable housing units cannot be revisited as part of this application.

#### Impact on ecology and trees

Ecological impacts have already been dealt with in principle through the Outline permission and the planning conditions (condition 11 – ancient woodland, condition 15 - Stratford Brook, condition 15 – Landscape and Ecological Management Plan, and condition 25 – trees).

In particular the Ecological Construction Management Plan (ECMP) sets out ecological protection measures during the construction period and the Landscape and Ecological Management Plan (submitted as part of the condition discharge application to comply with condition 16 of the outline permission) will deal with the on-going maintenance of the landscape and ecological interests of the site, including long-term design objectives, management responsibilities and maintenance schedules.

Overall the detailed scheme takes forward the principles agreed at the outline permission stage and retains/protect the most important ecological features by:

- Providing a 15m buffer of semi-natural (native grassland) habitat to Lollesworth Woods to the west (the buffer of 15m was agreed as part of the outline permission).
- Retaining and protecting mature trees and hedgerow, including mature oaks along the northern boundary, mature trees within a new area of public open space at the site entrance and the drainage ditch through the western field.
- Retaining and enhancing the existing pond within the eastern part of the Site.
- Retaining existing grassland at the margins of the site

Ecological enhancement measures include the new grassland and wildflower meadow areas, SuDs features comprising wetland wildflower mixes and native marginal and aquatic planting in areas of permanent water; new native thicket and tree planting along the east-west axis creating a wildlife corridor and linking the western woodland with new meadow/ SuDS habitats to the east; enhancing the existing pond; providing log piles, new roosting and nesting opportunities and insect boxes. Fencing between plot boundaries will include hedgehog holes providing a network of 'hedgehog highways' allowing movement through private gardens to habitat at the site margins.

The reserved matters scheme complies with the principles approved at the outline stage and has no adverse impacts on natural features, including trees and features of ecological interest.

#### Energy reduction and sustainability measures

Energy reduction measures are covered in the outline planning condition 6 and are not for consideration as part of this reserved matters. However, for clarity, the updated Energy Statement demonstrates how the scheme has been designed to satisfy the requirements of the energy condition and therefore Policy D2. The 4 x bungalows have been designed to be net-zero carbon (a 100% reduction) through air source heat pumps and solar PV panels. For the remaining 101 dwellings (excluding the 5 x self-build) there will be a 20.6% reduction through the



use of a “fabric first” approach to energy efficiency (including energy efficient building fabric/insulation, high efficiency heating systems, low energy lighting etc) and through solar PV panels.

(Officer’s note – regarding objections to the proposed use of energy efficient gas boilers, there are no planning policies that specifically prevent their use at the current time).

Other sustainability measures will include:-

- Measures to restrict water consumption to 110 litres per person
- Sustainable construction practices
- SuDS (including attenuation/storage ponds and permeable paving)
- Sustainable transport measures (cycle stores, EV charging points, contributions to off-site enhancements (already secured through the agreed S106 Agreement)
- Wildlife enhancements including new hibernacula for wildlife, new trees/shrubs/ hedgerow planting and enhanced grassland, aquatic planting within SuDs basins
- Encouraging working from home through study rooms and super-fast broadband connections.

#### Suitable Alternative Natural Greenspace (SANG) land

The original S106 agreed necessary contributions towards Suitable Alternative Natural Greenspace in order to attract people away from the ecologically sensitive Thames Heath Special Protection Area (SPA) and thus relieve recreational pressure upon it. This scheme will take capacity at the new Long Reach SANG, secured via a deed of variation to the original Section 106.

#### **Conclusion**

The principle of the development has been established under the outline planning permission (19/P/01541) and the site is allocated under policy A38. The application seeks approval for the internal access arrangements, the layout of the site as well the scale and appearance of the buildings and the landscaping of the site.

The proposed layout has responded well to the constraints and opportunities on the site in particular the existing railway, woodland boundary, watercourses and trees and natural features of interest. The landscape strategy results in functional informal and formal areas that form part of a coherent green infrastructure network and will provide opportunities for recreation and play as well as for SuDS features including swales, ponds and wetland areas. As such the scheme complies with green infrastructure parameter plans. The proposed dwellings have been designed to reflect the local vernacular and will utilise a sympathetic palette of materials appropriate to the context. The scale and height of buildings is considered appropriate and complies with the scale parameter plan approved at outline stage. The scheme, through its different character areas and urban design principles will create a place with a sense of identity/place and is considered to have an appropriate relationship with the existing village. Hard and soft landscaping proposals are considered appropriate. Cycle and car parking accord with adopted standards and the arrangement of internal roads and pedestrian routes are safe, convenient and meet highway standards.

The design takes into account the amenity of future occupiers as well as providing appropriate separation distances from existing neighbours to avoid overlooking, loss of outlook, loss of daylight and sunlight and to minimise noise and disturbance.

The proposals meet the design and amenity standards set out in the adopted Local Plan Sites and Strategies, saved policies of the 2003 Local Plan as well as the saved Neighbourhood Plan,

taken as a whole and constituting the Development Plan for the purposes of the statutory decision-making process. They also meet supplementary planning guidance and national policies in the NPPF.