

**REFERENCE: APP/R3650/W/23/3326412** (Planning App Ref. **WA/2023/00294**)

**PROPOSAL:** Outline application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

**LOCATION:** Land centred coordinates 505938 138328, Knowle Lane, Cranleigh

Please find below a schedule of draft conditions for the aforementioned appeal.

**Suggested Conditions v3– issued to PINs 16<sup>th</sup> November 2023**

(Changes made from v2 are highlighted yellow. Matters not agreed are highlighted red)

<b><u>SUGGESTED CONDITION</u></b>	<b><u>COMMENTS / POSITION</u></b>
<b><i>Time frames for submission of reserved matters and implementation</i></b>	
<p>1. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.</p> <p>Reason To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).</p>	<p><i>Wording agreed between Appellant and Council.</i></p>
<p>2. Application(s) for approval of reserved matters as relating to each Phase shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p>Reason To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).</p>	<p><i>Phasing added – wording agreed between Appellant and Council.</i></p>
<p>3. The submission of reserved matter applications pursuant to this outline planning permission shall together provide for no more than 162 dwellings.</p> <p>Reason For the Council to control the amount of development constructed on the site and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2023.</p>	<p><i>Appellant suggests that whilst the condition is not considered unreasonable, the necessity of the condition is questioned, where the quantum of development is defined in the description of development, and controlled by the parameter plan. Appellant suggests this condition can be removed.</i></p> <p><i>The Council would prefer to retain the condition, for completeness.</i></p> <p><i>Wording is not agreed between Appellant and Council.</i></p>

<b>Plan numbers</b>	
<p><b>4.</b> The development shall be carried out in accordance with the following approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority:</p> <p>1321.01 – Site Location Plan,  1321.03 – Parameter Plan,  1321.04 – Phasing Plan,  2010010-04 Rev <b>D</b> – Proposed Access Arrangement and Visibility Splay,  2010010-07 – Proposed Arrangement of Pedestrian/Cycle Route,  0350 L10 – Knowle Lane Access Junction: Landscape Proposals Plan.</p> <p><b>(for the avoidance of doubt reference to ‘phase’ in this planning permission refers to a phase as shown on the Phasing Plan ref: 1321.04)</b></p> <p>Reason  In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2023.</p>	<p><i>Access Plan is Rev D – as included in the Transport Assessment (and considered / no objections raised by County Council). It is this plan revision listed for approval by the Appellant. Illustrative Masterplan and Landscape Strategy Plan have been removed from the list of plans – these are not to be considered for approval, but instead formed part of the submissions to illustrate one way for the site to be development, and to address Council comments on Trees.</i></p> <p><i>Reference has been added to confirm definition of ‘Phase’ in other conditions as below.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<b>Flood Risk</b>	
<p><b>5.</b> Any reserved matters application relating to scale or layout shall be accompanied by full details of the finished floor levels for each residential building <b>for that phase.</b> The finished ground floor levels shall be a minimum of whichever is higher, 300 mm above the existing ground levels of the site, or 600 mm above the estimated river or sea flood level. The development shall be carried out in accordance with the approved details.</p> <p>Reason  To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2023 and with Paragraph 169 of the National Planning Policy Framework 2023.</p>	<p><i>Reflects that set out by LLFA.</i></p> <p><i>Phasing added – wording agreed between Appellant and Council.</i></p>
<b>Sustainable drainage</b>	
<p><b>6.</b> The development hereby permitted shall not commence <b>on a phase</b> until details of the design of a surface water drainage scheme <b>for the relevant phase</b> have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and</p>	<p><i>Reflects that set out by LLFA.</i></p> <p><i>Phasing added – wording agreed between Appellant and Council.</i></p>

<p>be compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS. The required drainage details shall include:</p> <p>a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.</p> <p>b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) &amp; 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.5 l/s/ha applied to the positively drained areas of the site only.</p> <p>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.). Including photographic evidence of the receiving watercourse (northern parcel) connectivity.</p> <p>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 from increased flood risk.</p> <p>e) Details of drainage management responsibilities and maintenance regimes for the drainage system.</p> <p>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.</p> <p>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.</p>	
<p>7. Prior to the first occupation of each phase of the development, a verification report (for that phase) carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage and surface water drainage systems have been constructed as per the agreed scheme (or detail any minor variations), provide the details of any</p>	<p><i>Reflects that set out by LLFA.</i></p> <p><i>Wording from (previous) condition 8 merged into this. Phasing added.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>

<p>management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).</p> <p>Reason To reduce the risk of flooding to the proposed development and future occupants, and to ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018 and with Paragraph 169 of the National Planning Policy Framework 2023.</p>	
<p><del>8. Prior to the first occupation of the development, a verification report (for the relevant phase) carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water 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), and confirm any defects have been rectified.</del></p> <p>Reason To ensure the Drainage System is designed to the National Non Statutory Technical Standards for SuDS.</p>	<p><i>Condition deleted – unnecessary where wording is incorporated into condition 7 (above).</i></p> <p><i>Deletion agreed between Appellant and Council.</i></p>
<b>Trees &amp; Landscaping</b>	
<p><del>8. Any reserved matters application relating to layout/landscaping shall be accompanied by an Arboricultural Method Statement and detailed tree protection plan, confirming how retained trees on site shall be protected during the course of construction on that Phase. The development for each phase shall be carried out in complete accordance with the agreed Arboricultural Method Statement, as it is relevant to that phase.</del></p> <p>Reason: In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023.</p>	<p><i>Phasing added and minor wording amendments for clarity. Condition numbering altered to reflect deletions.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<p><del>9. Prior to the commencement of each phase of the development, a 5 year landscape scheme including hard landscaping, tree &amp; plant</del></p>	<p><i>New Condition to be included - reflects the position agreed in the Planning SoCG, and discussions with Council's Tree Officer – which</i></p>

<p>management and method of planting and establishment in accordance with BS 8545:2014, and / or other relevant British Standard, and recommended ecological recommendations, shall be submitted to the Local Planning Authority in writing.</p> <p>The submissions shall include full details of materials to be used in hard landscaping along with details of all trees and plants, their sizes, and densities. The landscaping submissions shall be accompanied by construction details for tree pits including detail for any crossing and adjacent services and their future maintenance; stating product details and soil volumes to demonstrate designs provide sufficient soil rooting volume for the tree species concerned to reach maturity.</p> <p>All landscaping shall be carried out in accordance with the approved details as relevant to that Phase, and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.</p> <p>The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority, and any plants or trees that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority consent to any variation.</p> <p>The Local Authority shall be provided with a written notice within 3 months after completion of the planting part of the approved landscape scheme. The notice shall contain photographic evidence of planted trees. The notice shall be submitted to the Local Planning Authority and Tree and Landscape Officer.</p> <p>Reason: In the interests of the character and amenity of the area in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policy Dm11 of the Local Plan Part 2 2023.</p>	<p><i>noted that a landscaping condition should be applied to specify plant species with their location, sizes, and planting operation, once the layout is fixed (at RM stage).</i></p> <p><i>Phasing added and slight amendment to wording to ref other relevant British Standards.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>Highway safety</b></p> <p>10. The development hereby approved shall not be first occupied unless and until the proposed traffic calming scheme on Knowle Lane (as detailed on plan ref: Traffic Calming Measures</p>	<p><i>Reflects the requirements of the County Council Highways Authority.</i></p>

<p>on Knowle Lane, 2010010-08) has been delivered through a Section 278 Agreement with the County Highways Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>	<p>Amended to add reference to the Traffic Calming Measures Plan - as provided in the TA submitted with the planning application, and accepted by County Highways.</p> <p>Wording agreed between Appellant and Council.</p>
<p><del>11. The development hereby approved shall not be first occupied unless and until Section 106 contributions have been provided:</del></p> <ul style="list-style-type: none"> <li><del>• to provide an improved walk and cycle route, including surfacing and lighting, along public rights of way routes 566 and 378 connecting the site to Cranleigh High Street (B2128); and</del></li> <li><del>• towards the planned improvement schemes on Cranleigh High Street to improve pedestrian and public transport infrastructure.</del></li> </ul> <p><del>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021, and to accord with policy ST1 of Waverley Borough Council's Local Plan and the Surrey Local Transport Plan.</del></p>	<p>These obligations reflect the requirements of the County Council Highways Authority.</p> <p>However, those obligations are to be provided for in the Section 106 Agreement (latest draft 14<sup>th</sup> November - CD1/7c) - as follows:</p> <ul style="list-style-type: none"> <li>• High Street Infrastructure Improvement Scheme Contribution (£40,404.71);</li> <li>• Public Transport Infrastructure Improvement Contribution (£24,452.83); and</li> <li>• Downs Link Contribution (sum to be agreed).</li> </ul> <p>The Appellant suggests that these conditions are therefore unnecessary, and should be deleted on that basis.</p> <p>Conditions 11 &amp; 12 are not agreed at this stage.</p>
<p><del>12. The development hereby approved shall not be first occupied unless and until Section 106 contributions have been provided to provide surface improvements to the connection of the site to the Downs Link (at the points shown on the approved plan ref: Proposed Arrangement of Pedestrian / Cycle Route 2010010 07).</del></p> <p><del>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021, and to accord with policy ST1 of Waverley Borough Council's Local Plan and the Surrey Local Transport Plan.</del></p>	
<p>13. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Knowle Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept</p>	<p>Reflects the requirements of the County Council Highways Authority.</p> <p>Wording agreed between Appellant and Council.</p>

<p>permanently clear of any obstruction over 0.6m high.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>	
<p><b>14. A dwelling as approved under this permission</b> shall not be first occupied unless and until <b>that dwelling has been</b> provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021, and to accord with policy ST1 of Waverley Borough Council's Local Plan and the Surrey Local Transport Plan.</p>	<p><i>Condition wording edited to refer to each dwelling occupied should have the connection ready prior to that dwelling being occupied – where it is not reasonable to expect the entire scheme to be EVCP ready prior to first occupation.</i></p> <p><i>The condition wording allows for communal EV charging points for any apartments.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>15. A dwelling as approved under this permission</b> shall not be first occupied unless and until facilities for the secure, covered parking of bicycles has been provided <b>for that dwelling</b> in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021, and to accord with policy ST1 of Waverley Borough Council's Local Plan and the Surrey Local Transport Plan.</p>	<p><i>Condition wording altered to refer to each dwelling occupied should have the connection ready prior to that dwelling being occupied – where it is not reasonable to expect the entire scheme to have cycle storage prior to first occupation.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>16. Prior to the occupation of each phase of development a Travel Plan for that phase</b> shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and</p>	<p><i>Reflects the requirements of the County Council Highways Authority.</i></p> <p><i>Condition wording altered to allow for phased development.</i></p>

<p>Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Plan shall be implemented <b>for that phase</b> in line with the agreed trigger points and the Applicant shall thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021, and to accord with policy ST1 of Waverley Borough Council's Local Plan and the Surrey Local Transport Plan.</p>	<p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>17.</b> No development shall commence <b>on each phase</b> until a Construction Transport Management Plan <b>for that phase</b>, to include details of:</p> <ul style="list-style-type: none"> <li>(a) parking for vehicles of site personnel, operatives and visitors</li> <li>(b) loading and unloading of plant and materials</li> <li>(c) storage of plant and materials</li> <li>(d) programme of works (including measures for traffic management)</li> <li>(e) provision of boundary hoarding behind any visibility zones</li> <li>(f) HGV deliveries and hours of operation</li> <li>(g) vehicle routing</li> <li>(h) measures to prevent the deposit of materials on the highway</li> <li>(i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused</li> <li>(k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development <b>for the relevant phase.</b></li> </ul> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>	<p><i>Reflects the requirements of the County Council Highways Authority.</i></p> <p><i>Condition wording altered to allow for phased development.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>Ecology</b></p>	
<p><b>18.</b> Prior to the submission of any reserved matters application relating to layout/landscaping (as required by condition 2) <b>for each Phase:</b></p>	<p><i>Condition wording amended to reflect discussions with SWT (and its letter of 9<sup>th</sup> October – CD3/1d) and to allow for phased development.</i></p>



<ul style="list-style-type: none"> <li>• Badger surveys shall be undertaken to confirm the presence / absence of any setts on site, and where necessary characterise them and detail appropriate mitigation which may include alternative sett provision; and</li> <li>• A mitigation strategy for Great Crested Newt (GCN) shall be provided, which will be informed by surveys to determine population size class, of four ponds outside the site (P1-P3 and P8 on Plan 6.169/EC06). Pond P6 will be surveyed by a suitably qualified and experienced ecologist. If Pond P6 holds water, then population size class surveys will be completed of Pond P6, in line with the methodology for P1-P3 and P8. The mitigation strategy shall set out the approach to be taken regarding GCN found on site during construction operations including fencing, exclusion and translocation of GCN as appropriate.</li> </ul> <p>The above shall be submitted to and approved in writing by the Local Planning Authority. The development on each Phase shall be undertaken in accordance with any mitigation measures identified as necessary.</p> <p>Reason: In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.</p>	<p><i>Wording agreed between Appellant and Council.</i></p>
<p><b>19.</b> Prior to the commencement of development for each phase, a Sensitive lighting management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details relevant to that phase and thereafter retained and maintained to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1), 2018 and Policy DM1 of Local Plan (Part 2) 2023.</p>	<p><i>Noted – the lighting strategy will follow the recommendations set out in the Appellant's PEA, prepared by Aspect Ecology.</i></p> <p><i>Condition wording altered to allow for phased development, and is agreed between the Appellant and Council.</i></p>

<p><b>20.</b> Any reserved matters application relating to layout/landscaping shall include a Landscape and Ecological Management Plan (LEMP). Proposals for ecological enhancement, and where required, compensation and mitigation put forward within the LEMP should be based on the impact avoidance, mitigation and biodiversity enhancement recommendations of Section 6 of the Aspect Ecology Ecological Appraisal dated January 2023 and the results of any protected species presence/likely absence surveys carried out. The LEMP shall include:</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal;</li> <li>b) Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;</li> <li>c) Aims and objectives of management;</li> <li>d) Appropriate management options to achieve aims and objectives;</li> <li>e) Prescriptions for management actions;</li> <li>f) Preparation of a work schedule for securing biodiversity enhancements in perpetuity;</li> <li>g) Details of the body or organisation responsible for implementation of the LEMP;</li> <li>h) Ongoing monitoring and remedial measures; and</li> <li>i) Details of legal / funding mechanisms.</li> </ul> <p>The enhancement proposals put forward within the LEMP shall have been subject to quantifiable evaluation through application of the DEFRA Biodiversity Metric and shall demonstrate a measurable net gain of at least 10%. The development for each phase shall be undertaken in complete accordance with the approved details for the relevant phase.</p> <p>Reason: In order that the development should protect protected species and provide biodiversity enhancements, in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2023.</p>	<p><i>Wording amended slightly - commitment to at least 10% Biodiversity Net Gain incorporated.</i></p> <p><i>Condition wording altered to allow for phased development – and is agreed between the Appellant and Council.</i></p>
<p><b>Play Space:</b></p>	
<p><b>21.</b> Prior to the commencement of development a scheme for the provision of a LEAP and a LAP including the timetable for their implementation shall be submitted for approval by the Local Planning Authority. The LEAP shall be a minimum size of 400 square metres and the LAP a minimum size of 100 square metres. The LEAP and LAP shall be implemented in accordance with the approved scheme and timetable.</p>	<p><i>The Appellant asked for further justification (and policy basis) as to the requirements for the provision of both a LEAP and a LAP on site. Policy LRC1 has been added to reason by the Council.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>

<p>Reason In order to provide adequate play-space for children, in accordance with Policy TD1 and LRC1 of the Local Plan (Part 1) 2018.</p>	
<b><i>Sustainable Design and Construction:</i></b>	
<p><b>22.</b> A detailed Sustainable Energy Strategy shall be prepared and submitted as part of the reserved matters details and shall be in accordance with the Energy &amp; Sustainability Statement prepared by Daedalus and dated January 2023. It shall include demonstration and evidence, using SAP 10.2 (or later) calculations, showing how the standards laid out in Approved Document L Volume 1 of the Building Regulations (2021, incorporating 2023 Amendments) are to be achieved. The development on each phase shall be carried out in accordance with the approved Sustainable Energy Strategy relevant to that phase unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development achieves a high standard of sustainable design and construction in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and Paragraphs 153-154 of the National Planning Policy Framework, 2023.</p>	<p><i>Condition wording altered to allow for phased development and to reflect the updated buildings regs amendments.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>
<b><i>Archaeology</i></b>	
<p><b>23.</b> No development shall take place on each phase until the applicant has secured the implementation of a programme of archaeological work, relevant to that phase, in accordance with a Written Scheme of Investigation which has been submitted by the applicant and been approved by the Local Planning Authority.</p> <p>Reason: To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2022. This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.</p>	<p><i>Condition wording altered to allow for phased development – and is agreed between Appellant and Council.</i></p>
<b><i>Land and Air Quality</i></b>	
<p><b>24.</b> Prior to commencement of development on each phase, other than that required to be carried out as part of demolition or approved</p>	<p><i>Condition wording altered to allow for phased development and is agreed between Appellant and the Council.</i></p>

<p>scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) An investigation and risk assessment <b>for that phase</b>, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.</p> <p>b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include</p> <ul style="list-style-type: none"> <li>(i) All works to be undertaken</li> <li>(ii) Proposed remediation objectives and remediation criteria</li> <li>(iii) Timetable of works</li> <li>(iv) Site management procedures</li> </ul> <p>The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme <b>for the relevant phase</b>. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework.</p>	
<p><b>25.</b> Upon completion of the approved remediation <b>works for each phase</b>, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 24 and shall be submitted to the Local Planning authority for approval prior to occupation of <b>that phase of development</b>.</p> <p>Reason:</p>	<p><i>Condition wording altered to allow for phased development – and is agreed between Appellant and the Council.</i></p>

<p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework.</p>	
<p><b>26.</b> Following commencement of the development hereby approved <b>on each phase</b>, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 24, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site <b>in relation to that phase</b>. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:</p> <p>a) An investigation and risk assessment, undertaken in the manner set out in Condition 24 of this permission, <b>as relating to that phase</b>.</p> <p>b) Where required, a remediation scheme <b>(as relating to that phase)</b> in accordance with the requirements as set out in Condition 24.</p> <p>c) Following completion of approved remediation works, a verification report <b>(as relating to that phase)</b>, in accordance with the requirements as set out in Condition 24</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework.</p>	<p><i>Condition wording altered to allow for phased development – and is agreed between the Appellant and the Council.</i></p>
<p><b>27.</b> The development shall be carried out in accordance with the dust and emissions mitigation measures detailed in Table A-9 and section 7 of the Air Quality Assessment (Mayer Brown, January 2023, Project Code: GL Cranleigh (A).9 Rev 2). These measures can be part of a broader site Construction Environmental Management Plan to be submitted to and approved by the Local Planning Authority prior to commencement <b>of development</b>.</p>	<p><i>Condition wording altered to provide a trigger.</i></p> <p><i>Wording agreed between Appellant and Council.</i></p>

<p>Reason: In the interests of protecting neighbouring amenity, in accordance with Policies NE1 and ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework.</p>	
<p><b>28.</b> There shall be no burning of any waste or other materials on the site during the construction phase.</p> <p>Reason: In the interests of protecting neighbouring amenity, in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policies DM1 and DM5 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework.</p>	<p><i>Wording agreed between Appellant and Council.</i></p>

## RULE 6 PARTY SUGGESTED CONDITIONS (taken from Statement of Case)

RULE 6 PARTY - Suggested Condition	Appellant Comments 2 <sup>nd</sup> October 2023	Council Comments tbc
<p>Prior to permission being granted for a detailed application, a robust solution shall be agreed in respect of Flooding and Drainage matters with the full participation of local residents.</p>	<p><i>Flood Risk and Drainage Matters are covered by proposed conditions (5), (6) &amp;(7). Any details lodged in respect of those conditions will be provided to the LLFA / EA / Thames Water as relevant, as the appropriate statutory bodies with jurisdiction over those matters.</i></p>	<p><i>Agreed- covered under Condition 6 &amp; 7</i></p>
<p>Prior to permission being granted for a detailed application, the Applicant shall demonstrate a full positive connection from the proposed surface water drainage outfall locations to a formal downstream watercourse, through additional surveys and provide confirmation that there is a sufficient capacity within the ditches, to ensure there is no increased flooding risk to downstream watercourses or an increased risk of blockage along the ditches.</p>	<p><i>Drainage Matters are covered by proposed conditions (6) &amp; (7). Any details lodged in respect of those conditions will be provided to the LLFA / EA / Thames Water as relevant, as the appropriate statutory bodies with jurisdiction over those matters.</i></p> <p><i>The proposed conditions include requirements to provide details of exceedance flows and to confirm how property (on and off site) will be protected from increased flood risk.</i></p>	<p><i>Agreed- covered under Condition 6 &amp; 7</i></p>
<p>A full and detailed ground investigation should be undertaken on the Site, including appropriate analysis to confirm whether the development proposals (built environment and SuDS scheme) would result in any impacts on surface water and groundwater sub-flows and suitable mitigation measures should be installed to ensure flooding risks are not increased to third-parties as a result.</p>	<p><i>Drainage Matters are covered by proposed conditions (6) &amp; (7). Any details lodged in respect of those conditions will be provided to the LLFA / EA / Thames Water as relevant, as the appropriate statutory bodies with jurisdiction over those matters.</i></p> <p><i>Any Drainage Strategy will be appropriate for the site and will be informed by detailed site investigations.</i></p>	<p><i>Agreed- covered under Condition 6 &amp; 7</i></p>
<p>Prior to permission being granted for a detailed application, the Applicant shall demonstrate that they have considered the half-drain down times of the proposed SuDS features in all events up to and including a 1 in 100 year + 45% CC (design) event and have sized the features appropriately with consideration of the aforementioned drain down times and incidence of further design storm events which may occur before the SuDS have fully or half-drained.</p>	<p><i>Flood Risk and Drainage Matters are covered by proposed conditions (6) &amp; (7). Any details lodged in respect of those conditions will be provided to the LLFA / EA / Thames Water as relevant, as the appropriate statutory bodies with jurisdiction over those matters.</i></p> <p><i>The proposed conditions include a requirement for evidence that the drainage solution effectively manages the 1 in 30 and 1 in 100 storm events.</i></p>	<p><i>Agreed - covered under Condition 6 &amp; 7</i></p>

<p>Prior to permission being granted for a detailed application, the Applicant shall demonstrate that they have the permission of relevant land-owners to discharge surface-water across their properties and that the land areas and water-courses intended to process that discharge are entirely capable of handling peak discharges.</p>	<p><i>Any Drainage Strategy will be appropriate for the site and will be informed by the site context, including land ownership matters. These details will be the subject of discussion and agreement at the RM stages, and is covered by conditions (6) &amp; (7).</i></p>	<p><i>Would this not be covered in the surface water condition rather than as a reserved matter.</i></p>
<p>An ongoing liability shall be imposed on the part of the Applicant (or legally bound third-party) to inspect and maintain the Drainage Systems (SuDS) on a bi-annual basis.</p>	<p><i>Maintenance is included in proposed condition (7).</i></p>	<p><i>Agreed – Covered in Condition 7</i></p>
<p>Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented and constructed as per the agreed scheme (or detail any minor variations) shall be submitted to the Local Planning Authority for approval in writing. This report must include:</p> <ul style="list-style-type: none"> <li>a. As built drawings of the sustainable drainage systems;</li> <li>b. Level surveys of completed works;</li> <li>c. Photographs of the completed sustainable drainage systems;</li> <li>d. Any relevant certificates from manufacturers/ suppliers of any drainage features;</li> <li>e. A confirmation statement of the above signed by a chartered engineer.</li> </ul> <p>The developer shall also 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).</p>	<p><i>Verification Reports are required by proposed conditions (6) &amp; (7).</i></p>	<p><i>Agreed – Covered in Condition 6 &amp; 7</i></p>
<p>The visibility of roofs and ridges to be minimised from selected locations, particularly from areas of public access and existing properties neighbouring the site.</p>	<p><i>The appearance and scale would be determined at the RM stages, and the visibility of roofs and ridges would be considered at that stage. It is not appropriate to apply this as a separate condition.</i></p>	<p><i>Agreed – to be determined at Reserved Matters Stage</i></p>
<p>Prior to permission being granted for a detailed application, a robust solution in respect of junction-design and traffic-calming (if deemed necessary by all parties) and associated signage, lighting</p>	<p><i>Access is included for consideration under the appeal – where details of the junction design are provided on plan ref: Proposed Access Arrangement</i></p>	<p><i>Agreed – Covered by Condition 10</i></p>



and congestion-mitigation shall be agreed in respect of Highways matters with the full participation of local residents.	<p><i>and Visibility Splay 2010010-04 rev D.</i></p> <p><i>Proposed condition (10) places a requirement to deliver a traffic calming scheme on Knowle Lane through a s278 Agreement (which would be agreed with the County Council as the relevant Highways Authority).</i></p>	
Prior to permission being granted for a detailed application, a robust solution in respect of footpath design and associated lighting shall be agreed with the full participation of local residents.	<p><i>Pedestrian access to the site is included for consideration under the appeal – where details of the pedestrian route are provided on plan ref: Proposed Arrangement of Pedestrian / Cycle Route 2010010-07.</i></p> <p><i>Proposed condition (11) places a requirement to deliver an improved walk and cycle route (including surfacing and lighting) along public rights of way routes 566 and 378 – which connect the site to Cranleigh High Street (which would be agreed with the County Council as the relevant Highways Authority).</i></p>	Agreed – Covered by Condition 11
Construction – hours of work to be restricted to 0800-1700h Mon-Fri and 0800-1300h Sat with no works on Sun (as is current law)	<i>Proposed condition (17) requires the submission and agreement of a Construction Transport Management Plan, which would cover these matters.</i>	Agreed – Covered by Condition 17
Construction – details of access, making good (to include Highways), reduction of dust, prohibition on fires, protection of neighbouring trees all to be agreed in advance of a detailed permission with the full participation of local residents.	<i>Proposed condition (17) requires the submission and agreement of a Construction Transport Management Plan, which would cover these matters.</i>	Agreed – Covered by Condition 17
The installation of (and ongoing responsibility to maintain) fencing/barriers to prevent trespass from the site to neighbouring properties. (Noting that these must also allow for the passage of wildlife).	<i>Proposed condition (17) requires the submission and agreement of a Construction Transport Management Plan, which would cover these matters.</i>	Agreed – Covered by Condition 17
Any pumping-stations shall be located on the eastern boundary of the site.	<i>The detailed layout will be determined through the RM stages. The location of the pumping stations will be considered at that stage.</i>	To be determined under Reserved Matters
Bin-sheds and all other sites likely to create noise shall be located in such a way as to reduce the noise reaching existing properties	<i>The detailed layout will be determined through the RM stages. The location of the bin-</i>	To be determined under Reserved Matters

neighbouring the site to an absolute minimum.	<i>sheds will be considered at that stage.</i>	
Wild borders and wildlife corridors. These should be as wide as possible (at least 3m), planted so as to discourage human intrusion and so as to benefit wildlife and left to nature vs being “kept pretty” (after all, the area outside each household’s curtilage is supposedly “enhanced countryside”). In particular, these shall permit and encourage the movement of wildlife between the areas that would surround the site.	<i>Details of landscaping will be considered and determined at the RM stages. Wild borders and wildlife corridors would be included in that consideration.</i>	<i>Covered by additional Landscaping Condition and at Reserved Matters</i>
Prior to any works commencing, a detailed survey shall be performed to assess the presence of protected animals both on the site and in the surrounding areas (noting that pile-driving is prohibited within 100m of a badger sett).	<i>Proposed condition (18) includes a requirement to provide further badger surveys, as also identified in the Appellant’s PEA, prepared by Aspect Ecology, which was lodged with the planning application.</i>	<i>Agreed – Covered by Condition 18</i>
A restriction on the installation of external luminaries (such as PIRs) so that they do not face towards or impact upon existing properties neighbouring the site.	<i>These matters will be the subject of review and discussion at the RM stages, where the detailed design (including layout and appearance) is advanced.</i>	<i>Covered in Conditions 11 and 19 to some extent although could also be subject to confirmation at Reserved Matters</i>
The installation of (and ongoing responsibility to maintain) solid fences or barriers to prevent the lights of traffic from reaching existing properties neighbouring the site.	<i>Boundary Treatments will be considered at the RM stages when the details of layout, appearance and landscaping are determined.</i>	<i>Will be addressed under Reserved Matters</i>
The highest possible standard in respect of street-lighting shall be applied with particular focus on reducing ‘light spill’ into the sky and surrounding areas.	<i>Proposed condition (19) requires the submission and agreement of a sensitive lighting management plan.</i>	<i>Condition 19</i>
Play areas and all other areas intended for group-gatherings shall be located on the eastern boundary of the site.	<i>Requirements for play areas are covered by proposed condition (21). The provision of on-site play spaces will be determined through the RM stages, when the layout is determined.</i>	<i>Agreed – Condition 21 and through Reserved Matters</i>