
Appeal Decision

Hearing held on 13 October 2015

Site visit made on 13 October 2015

by Jonathon Parsons MSc BSc (Hons) DipTP Cert(Urb) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 November 2015

Appeal Ref: APP/R3650/W/15/3023031

Land at Gardener's Hill Road, Farnham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Focus Homes Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2014/2028, dated 9 October 2014, was refused by notice dated 29 January 2015.
 - The development proposed is "Outline planning application for the erection of up to 43 new homes, with associated highways, landscaping and open space, with all matters reserved except access".
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Decision

1. The appeal is allowed and planning permission is granted for "Outline planning application for the erection of up to 43 new homes, with associated highways, landscaping and open space, with all matters reserved except access" at land at Gardener's Hill Road, Farnham in accordance with the terms of the application, Ref WA/2014/2028, dated 9 October 2014, subject to the conditions on the attached schedule.

Procedural Matters

2. The application is in outline, with all matters reserved for further consideration except for access.
3. The appellant has submitted further illustrative plans, drawing nos: 13.130/002 REV L (Illustrative Site Layout); 13.130/902 Rev C (Parameter Plan Housing Tenure) and 13.130/904 Rev C (Parameter Plan Housing Mix). The site layout plan is not significantly different from that submitted at the application stage. The other plans do show differences in housing tenure, numbers of affordable and market dwellings, and housing mix, sizes of dwellings in terms of number of bedrooms. However, these plans remain indicative seeking to address an issue on housing mix and tenure contained within the Council's reason for refusal no 2. For these reasons, there would be no prejudice to any party's interests in considering them and the appeal has been considered on this basis.
4. A Section 106 Agreement dated 12 October 2015 was submitted at the hearing which secures on-site affordable housing, education, public open space and highway contributions. As a result of this, the Council has withdrawn their reasons for refusal Nos 2 (the part relating to affordable housing), 3 (highway safety and accessibility by non-car modes of transport) and 4 (infrastructure).

5. At the hearing, the Council was unable to confirm whether the education contribution satisfied Regulation 123(3) of the Community Infrastructure Levy (CIL) Regulations 2010 Regulations (as amended) concerning number of obligations for a specific item of the infrastructure. Their subsequent comments have been considered under the main reasons heading in this decision.
6. The Council has withdrawn its reason for refusal no 5 following the submission of a bat survey of trees on the site. Having assessed its findings, I am satisfied these protected species would not be significantly harmed by the proposal and this reason for refusal has been overcome.
7. The draft West Surrey Strategic Housing Market Assessment (West Surrey SHMA) was finalised in September 2015. In respect of this appeal, both the Council and the appellant have indicated its detail had not significantly changed. Additionally, an update note on the latest 5 year housing land supply situation showing a deficit was submitted for information by the Council. The appeal has been considered on the basis of both documents.
8. Following the hearing, there were some representations from third parties opposing the development. No new material considerations were put forward and therefore there has been no prejudice to any party in considering them as part of the appeal.

Background and Main Issues

9. The appeal site lies within designated open countryside. Policy C2 of the Waverley Local Plan (LP) 2002 states that the countryside will be protected for its own sake and that housing in the countryside is strictly controlled. The explanatory text of the policy sets out the limited circumstances where development may be permitted, and this development does not fall within any of them. The proposal would therefore be contrary to Policy C2 of the LP.
10. However, the Council accepts that it cannot currently demonstrate a 5 year deliverable supply of housing land. The update note indicates a supply of 3.9 years. Accordingly, in accordance with Paragraph 49 of the National Planning Policy Framework (the Framework), LP Policy C2 is out of date in so far as it relates to housing land supply. As set out in Paragraph 14 of the Framework, housing applications should be considered in the context of the presumption in favour of sustainable development. Therefore, I will be considering the requirement of whether any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in the Framework indicate that development should be restricted.
11. In light of the above matters and discussion at the hearing, the following main issues arise:
 - (i) the proposal's effect on the character and appearance of the area;
 - (ii) housing mix and tenure, including affordable housing;
 - (iii) highway safety and whether the proposal would provide opportunities for non-car modes of transport;
 - (iv) education and public open space infrastructure; and

- (v) whether or not the proposal represents sustainable development.

Reasons

Character and appearance

12. The appeal site comprises approximately 2.54 hectares of mostly grazing paddock. There are two stables and a manege towards the northern boundary of the site close to a property at 16 Gardener's Hill Road and a further stable building in the south eastern corner of the site. The site has some trees within the centre of the site and along the boundaries of the site, including adjacent to Gardener's Hill Road. There is a slope on the site which falls in a north to south direction, with the lowest part of the site in the south eastern corner adjacent to the gated entrance to the second stable building.
13. To the north of the site, there is a developed urban area comprising mainly detached dwellings in generous sized plots. Opposite the north east corner of the site across Gardener's Hill Road, there is a new two storey dwelling. The areas to the south, east and west of the site comprise countryside which largely consists of mixed woodland. The Green Belt and Surrey Hills Area of Outstanding Natural Beauty lies approximately 1km to the east of the site. To the south, the site is approximately 800m from countryside designated as an Area of Great Landscape Value. To the north-west of the site, the Bourne Valley has been designated as an Area of Strategic Visual Importance.
14. Housing rather than horse paddock use would change the character of the appeal site and surrounding area but the key consideration is whether it would be so significant to be harmful. In this regard, there is an attractive verdant character to the site which mainly derives from the perimeter trees and landscaping rather than the equestrian uses and stable buildings on the site. The illustrative site layout plan shows generous space could be achieved between many of the proposed dwellings and the countryside boundaries of the site to the south, east and west. The illustrative plan shows that dwellings could be generally located approximately 20m back from Gardener's Hill Road. Such siting would allow for the retention of most of the existing trees on the site, along with scope for significant additional planting, which would ensure an attractive verdant character to the appeal site. For these reasons, the impact of the development on the character of the site and its surroundings would be small, and not great enough to result in an undesirable urban feel to the site.
15. In terms of localised visual effect, the layout plan shows that dwellings could be located a significant distance back from the road, existing trees could be retained and additional landscaping could take place, as previously detailed. On this basis, the development would not be visually intrusive, as views of the development would be largely through the boundary trees from the road. Even in winter, views of the housing would be seen through the de-leaved branches of the trees at a substantial distance based on the illustrative layout plan. Some views of the housing would be seen through the access into the site but again, the dwellings could be sited a good distance back from Gardener's Hill Road. Additionally, further landscaping could reinforce boundary vegetation to screen and filter public views of the development. From Birch Close and 16 Gardener's Hill Road, the illustrative plans also show dwellings could be largely separated by garden and landscaped areas. Therefore, the development's visual impact within its immediate surroundings would be minor and not overwhelming decisively negative.

16. The Council refer to the importance of the appeal site as a key area of transition between the built up developed area to the north and the woodland and fields to the south. Nevertheless, I have no reason to believe that the residential development could not be sensitively designed with generous space about many of the dwellings based on the illustrative plans for the reasons previously indicated. Furthermore, the woodland surrounding the site forms a natural and clear feature to visually enclose this site.
17. The appellant's Landscape and Visual Assessment¹ identified that the developed site would be well contained by surrounding dense vegetation, particularly to the south and west, and the housing areas to the north. As such wider views of the site, including from public rights of way, roads and settlements would be negligible which the Council did not dispute. Based on this evidence and my site inspection, I concur with these findings and find in landscape terms, the proposal would be acceptable including in respect of the national and locally designated landscape designations.
18. Reference has been made to a 2013 appeal decision at Oldwicks Copse, Hascombe Road, Godalming.² In this other appeal, reference to openness is made within the specific context of a Green Belt which is not applicable here and therefore, there is insufficient similarity to make any meaning comparison to the appeal before me. In any case, every proposal must be determined on its particular planning merits.
19. In summary, the development would not harm the character and appearance of the area for the reasons previously indicated. Accordingly, the proposal would comply with Policies D1 and D4 of the LP, which collectively and amongst other matters, require high quality development to result in no material detriment to the environment by virtue of harm to the visual character and distinctiveness of a locality. For the reasons indicated above, the proposal would also comply with policy contained in paragraph 17 of the National Planning Policy Framework (the Framework) which amongst other matters, requires planning to take account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside.

Housing mix and tenure, including affordable housing

20. The revised indicative plans detail the overall housing mix to be 6 one bed (14%), 10 two bed (23%), 13 three bed (30%) 8 four bed (19%) and 6 five bed (14%).
21. LP Policy H4 requires at least 50% of all dwelling units within the proposal to be 2 bedroomed or less and not less than 80% of all dwelling units within the proposal to be 3 bedroomed or less. The finalised West Surrey SHMA recommends proposals to provide one bed (20%), two bed (30%), three bed (35%) and four bed (15%) to meet need.
22. The Framework states that in order to provide a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the

¹ Gardener's Hill Road, Farnham Landscape and Visual Assessment Hankinson Duckett Associates for Focus Homes Ltd HAD ref: 716.2 October 2014.

² APP/R3650/D/13/2199065.

size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

23. Although the revised housing mix would conflict with LP Policy H4, the policy is overly prescriptive not reflecting the more flexible evidence based policy of the Framework. Accordingly, I attach only limited weight to the conflict of the proposal with this policy. There are also differences between the mix of units proposed and those recommended in the recent West Surrey SHMA. However, an element of judgement is required given that the requirements are indicative for a large area. In this regard, the Council now raise no objection to the proposal based on the revised housing mix. On this basis, I find the housing mix to be acceptable.
24. The revised affordable housing mix would be 6 one bed (35%), 6 two bed (35%), 4 three bed (24%) and 1 four bed (6%). There is no development plan policy regarding affordable housing mix but the West Surrey SHMA recommends one bed (40%), two bed (30%), three bed (25%) and four bed (5%). There are again some differences between the mix of units proposed and those recommended but for the reasons given above, these differences are not significant to merit an objection based on previous comments. Again, the Council has now withdrawn its objection on this issue. Of the affordable housing dwellings, there would be 30% intermediate and 70% affordable rented that would only be slightly different from that recommended within the West Surrey SHMA (32% and 68% respectively).
25. The planning obligation would secure 40% of the housing as affordable housing. The Council has indicated that the original provision of 32.5% was in line with its requirements on policy compliant sites but not on a greenfield site such as this. Although there is little policy evidence to support the 40% quota, the Council has identified a need for 314 additional affordable homes to be provided each year from 2013 and as of 26 January 2015, there are 1,657 households with applications on the Council's Housing Needs Register. Given this pressing need and the absence of any viability issues raised by the appellant, I consider that the requirement is necessary based on the evidence before me and would meet the statutory tests under Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). As the proposal would result in additional affordable housing provision, it is also a benefit that would weigh in favour of the proposal.

Highways

26. The appellant's access statement³ details various highway measures that are designed to prevent unacceptable safety risk to the users of the public highway and enhance Gardener's Hill Road as a walking route into the village centre. These would consist of a access with visibility splays, the creation of a 'gateway' feature involving extension of the 30 mph limit zone, revisions to the road marking regime and a green coloured pedestrian surface 'strip' along the western side of the carriageway. The revised road marking regime would involve a new bellmouth, along with road and kerb alignment at the junction of Gardener's Hill Road and Boundstone Road. There would also be highway works to increase junction visibility at the junction of Gardener's Hill Road and Longdown Road.

³ Proposed Residential Development Land at Gardener's Hill Road, Farnham – Access Statement Odyssey Markides Report N0.13-111-03A September 2014.

27. Local residents have drawn my attention to the unsuitability of the Gardener's Hill Road for additional traffic and the poor visibility of junctions with it, notably those with Longdown Road and Boundstone Road. The baseline traffic survey, the Automatic Traffic Count (ATC) data outputs, was carried out on one day in August 2014. This was considered unrepresentative of traffic conditions and the visibility splays proposed for the new access incorrectly shown. It was also pointed out that the pedestrian strip would not be substantially continuous for its whole length from the appeal site up to the junction of Gardener's Hill Road with Boundstone Road.
28. In assessing the highway safety merits of the scheme, it is appreciated that the ATC is for only one day only during the school holidays and as referred to, there are highway limitations with some of the road access points onto Gardener's Hill. However, the appellant's access statement assesses the generated traffic flows from this development on the basis of up to 50 dwellings. With regard to the proposed access visibility splays, the Highway Authority has found them to be compliant with technical guidance and their own checking of vehicle speeds.
29. The appellant has also confirmed that the strip would amount to a substantial length of 97% of 220m area between the access and Boundstone Road. It may be that some residential boundaries treatments encroach upon this but the appellant has confirmed this figure to be correct and that the areas concerned are the highway verge. It is appreciated that there would be some gaps in the pedestrian strip as identified on my site visit but it would nevertheless largely segregate pedestrian and vehicular traffic based on the evidence before me and what I saw on my site inspection.
30. The sub-standard visibility at the junction of Gardener's Hill Road with Longdown Road is an existing situation but the proposed highway works include alteration to the white line junction markings to increase visibility. On this basis, I am not persuaded that any increase in traffic using this junction arising from this development would significantly hinder highway safety.
31. Overall, the proposed package of measures would improve highway safety for these reasons because the measures would improve visibility at road junctions, slow traffic speeds and provide improved pedestrian safety. The proposed works have also been subject to a Stage 1 Road Safety Audit which has not identified any fundamental issues. Therefore, I have no reason to disagree with the comments of the Highway Authority who has indicated that the proposed access and movement strategy for the development would enable all highway users to travel to/from the site with safety and convenience. Indeed, in addressing the highway requirements of the proposed development, they also offer wider community benefits for other users of the surrounding highways. The Council has also withdrawn its objections based on highway safety during the appeal.
32. In terms of transport accessibility, the provision of a pedestrian strip would provide an opportunity for residents to walk to local facilities and services, including a local bus stop. Indeed, the proposed highway works also involve updating bus stop infrastructure, consisting of new bus shelters, flag poles and bus timetable information. In term of facilities, the appellant's highway statement has identified a GP Surgery on Boundstone Road and Public houses on Bat and Ball Lane and Sandrock Hill Road. Farnham railway station is also

within reasonable cycling distance of the appeal site. Taking into these considerations into account, the development would make satisfactory provision towards providing opportunities for residents to travel by means other than private motor car.

33. Accordingly, the proposal would comply with Policies M2 and M14 of the LP, which collectively and amongst other matters, require high quality developments, securing environmental and/or community improvements, and the provision of safe access for pedestrians and road users. The planning obligation would secure a contribution of £25,000 for the proposed highway works. For the reasons indicated above, the contribution is necessary and would be fairly and reasonably related in scale and kind to the development given the number of proposed dwellings, and would meet the statutory tests of the CIL regulations.

Education and Public Open Space Infrastructure

34. The planning obligation secures a public open space contribution of approximately £25,321 towards improving a playing pitch in the vicinity and £179,753 towards the improvement of secondary education facilities within three miles of the application site.
35. Policy D13 of the LP states that development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. Policy D14 of the LP further seeks high quality developments which in appropriate cases, are required to deliver environmental and/or community benefits. The type of benefits includes the provision of educational facilities and public recreational or sporting facilities, including sports pitches.
36. The Council has indicated that the public open space contribution would improve the playing surfaces of a local sports pitch. It has confirmed that the number of obligations for this infrastructure is below the threshold of five pooled schemes as set out in regulation 123 of the CIL Regulations. The Council's Open Space, Sport and Recreation Study PPG17 Study: February 2012 and Infrastructure Delivery Plan 2012 confirm a shortfall of existing outdoor sports facilities and the need to improve existing facilities. On this basis, I am satisfied the public open space contribution is necessary. Given the number of proposed dwellings, the level of contribution would also be fairly and reasonably related in scale and kind to the development and so for all these reasons, the statutory tests of the CIL regulations would be met.
37. The Council has indicated that the education contribution would be put towards secondary school infrastructure. An education consultee justification note at the hearing confirmed a need within the area and detailed the use of a Department for Education cost multiplier to assess the contribution level. The Council has also confirmed that the number of obligations for this infrastructure is below the threshold of five pooled schemes as set out in regulation 123 of the CIL Regulations 2010. On this basis, I am satisfied the education contribution is necessary and fairly and reasonably related in scale and kind to the development given the number of proposed dwellings. Accordingly, the statutory tests of the CIL regulations would be met.

Sustainable form of development

38. Under the Framework's presumption in favour of sustainable development, there are three dimensions to consider, economic, social and environmental. In the terms of the economic dimension, the appeal proposal would significantly increase housing supply and choice of housing by reason of the number of dwellings so contributing towards economic growth. It would also provide infrastructure, including affordable housing and highway improvements that have wide benefits.
39. In terms of the social dimension, the site is not highly accessible to local services and facilities but nevertheless, residents would be near to some local services and facilities given its location adjoining an existing urban area. The proposal also incorporates highway works to improve opportunities to access facilities and services by non-car modes of transport. By reason of the number of dwellings proposed, the scheme would provide a significant contribution towards meeting the needs of present and future generations for housing. In this respect, the lack of a five year supply of housing is highly relevant. The development would create a high quality built environment through spacious surroundings to dwellings and plots. Any disbenefits of the accessibility of the development to facilities and services would be more than outweighed by the scheme making a significant contribution to housing need and creating a high quality living environment.
40. In terms of the environmental dimension, the development would not harm the character and appearance of the area or the nature conservation interests of the area. For all these reasons, the development would represent sustainable development under the Framework for which there is a presumption in favour.

Other matters

41. Local residents have expressed concerns about poor drainage and flooding. However the Environment Agency has raised no objection to the proposal which included a flood risk assessment. Furthermore, a suitably worded condition can ensure satisfactory drainage provision on the site. My attention has been drawn to pressurised GP and dental practices, Healthcare facilities and over capacity sewage systems. However, there is no detailed evidence or comments from relevant bodies for me to consider these considerations to be determining issues.
42. Natural England and Surrey Wildlife Trust (SWT) have not raised any objections to the proposal on the grounds of adverse impact on the Wealden Heaths Special Protection Area, Protected Species and Biodiversity. Indeed, SWT has indicated that there is scope to improve biodiversity with appropriate planting. Based on the location of the development and the appellant's ecological appraisal, I have no reason to disagree.
43. At the hearing, it was indicated that the Farnham Neighbourhood Plan is still awaiting a sustainability appraisal to be completed, examination and community referendum. For this reason, the plan is not at a sufficiently advanced stage of preparation for it to sway my findings on the acceptability of the proposal before me. The appeal site has been included within the Waverley /Farnham SHLAA. However, irrespective of its suitability grading for development, I have a proposal before me with detailed supporting evidence to consider and for the reasons indicated, the development would be acceptable.

There has been considerable local opposition to the proposal but this in itself is not sufficient to merit turning down the proposal unless founded on compelling planning grounds. Having considered the nature of local objections, I have not been persuaded that they would singly or cumulatively outweigh the acceptability of the proposal.

Planning balance

44. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal would conflict with LP Policy C2 by reason of its location within designated countryside. However, the absence of a five year housing supply results in this policy being out of date in so far as it relates to supply. In terms of this policy's requirement to protect the countryside for its own sake, there would be no conflict as the proposal would not harm the character and appearance of its intrinsic character and beauty would not be adversely affected.
45. The proposal's housing mix would conflict with LP Policy H4 but I attach little weight to this policy due to its overly prescriptive nature and the more recent mix evidence within the West Surrey SHMA. In terms of tenure, highway safety and provision of greater accessibility to facilities and services, and infrastructure provision, the proposal would be in accordance with relevant development plan policies.
46. In accordance with the Framework, the development would be sustainable for which there is a presumption in favour. The proposal would provide a significant contribution to the supply of housing land and provide affordable housing, benefits that I attach considerable weight to. For all these reasons, the limited adverse effects of granting planning permission would not be sufficient to significantly and demonstrably outweigh the scheme's substantial benefits. Accordingly, the site would be acceptable for housing.

Conditions

47. Suggested conditions have been considered in light of advice contained in Planning Practice Guidance; for clarity and to ensure compliance with the Guidance, I have amended some of the Council's suggested wording.
48. I have attached conditions limiting the life of the planning permission and set out the requirements for the submission of reserved matters in accordance with the Act. As access is a matter to be considered, a condition requiring the development to be carried out in accordance with the relevant plan is necessary in the interests of proper planning and for the avoidance of doubt.
49. In the interests of safeguarding the living conditions of neighbouring residents, conditions are necessary to require the submission and implementation of a Construction Environment Plan, construction hours and no burning of materials on the site. To encourage sustainable travel, a condition requiring the approval of the details of Electric Vehicle Charging points and implementation is necessary. By virtue of proximity to Archaeological Heritage Assets, a condition is necessary to ensure work is carried out in accordance with an appropriate written scheme of investigation.
50. In the interests of highway safety, conditions are necessary to require the construction of an access with appropriate visibility splays and the approval and implementation of a Construction Transport Management Plan. Within this

condition, there is a requirement for operational details of the bulk movement of earthworks/materials to and from the development site. To ensure that the development does not result in sewerage flooding, a condition is necessary to ensure approval and implementation of appropriate details. In the interests of preventing surface water flooding, a further condition is necessary to require the approval and implementation of a Sustainable Urban Drainage System (SUDS). To safeguard wildlife, conditions are necessary to ensure appropriate external lighting is used and compliance with measures contained within the appellant's ecological appraisal. In order to secure appropriate housing mix, a condition has been imposed.

51. In the interests of character and appearance, a condition on completed ground and floor levels is necessary. The need for an Ecological Management Plan involving planting to secure biodiversity is a detail relevant to reserved matters pursuant to this outline planning permission. On the same basis, conditions are not necessary to ensure adequate vehicular turning space on site, bicycle parking and pedestrian/cycle routes.

Conclusion

52. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR

Richborough Estates

APPEARANCES

FOR THE APPELLANT

A Ross MSc Mphil MRTPI
D Legge
B Duckett
R Harrison
B Chamberlain
I Barnett

Boyer Planning
Focus Homes Ltd
Hankinson Duckett Associates
Odyssey Markides
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FOR THE LOCAL PLANNING AUTHORITY

B Wood BA (TP) MRTPI
L Yandell MRTPI
M Evans

WS Planning & Architecture
Waverley Borough Council
Waverley Borough Council

INTERESTED PARTIES

C Cockburn
S Hibberd
R Walker
M Walker
W Ramsdale
K Mirylees
A Smith
C Caffyn-Parsons
P Skilton
K Forster
J S Smith
J Smith
J Mitchell
G Precious

Borough Councillor
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident
Local resident

Documents

1. Update note for hearing on housing land supply.
2. S106 agreement dated 12 October 2015.
3. West Surrey Strategic Housing Market Assessment (West Surrey SHMA) finalised version September 2015.
4. Statement of Common Ground.
5. Education contribution consultee justification 14 April 2015.
6. Schedule of Conditions.

Schedule of attached conditions

1. Details of the layout, scale, landscaping (including planting for biodiversity) and appearance (hereafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Application for approval of reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 13.130/SK002 Rev L (in so far as it relates to means of access for the development).
5. Prior to the commencement of works, a Construction Environmental Plan, to control the environmental effects of the construction work, shall be submitted to and approved in writing by the local planning authority. The plan shall provide for measures for the control of noise, dust, smell and other effluvia, surface water run-off and the proposed method of piling for foundations. The development shall be carried out in strict accordance with the approved plan for the duration of the works.
6. Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.
7. No burning of materials on the site shall take place during the construction of the development.
8. No development shall take place until full details of a scheme for the provision of Electric Vehicle Charging Points (EVP's) within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and shall be retained for as long as the development remains in existence.
9. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
10. The development hereby approved shall not be commenced unless and until the proposed vehicular site access to Gardener's Hill Road and 30 metres of the new access road have both been constructed and the vehicular access provided with 2.4m by 49m visibility splay in the leading direction and 2.4m by 51m visibility splay in the trailing traffic direction, in accordance with drawing No 13-111-001 Rev B, and thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

11. No development shall take place, until a Construction Transport Management Plan, has been submitted to, and approved in writing by the local planning authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide the following details:
- (a) the parking of vehicles of site personnel, operatives and visitors;
 - (b) the loading and unloading of plant and materials;
 - (c) storage of plant and materials;
 - (d) a programme of works (including measures for traffic management);
 - (e) provision of boundary hoarding behind any visibility zones;
 - (f) HGV deliveries and hours of operation;
 - (g) vehicle routing;
 - (h) measures to prevent the deposit of materials on the highway;
 - (i) before and after construction condition surveys of the highway, and how any damage as result of construction works will be repaired; and
 - (j) the operations involving the bulk movement of earthworks/materials to and from the development site.
12. No development shall take place until details of a Travel Planning Leaflet has been submitted to and approved in writing by the Local Planning Authority having regard to the sustainable aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide. The approved Travel Planning Leaflet shall be distributed to residents on the first occupation of each residential dwelling.
13. No development shall take place until details of sewage drainage system, have been submitted to and approved in writing by the local planning authority. No discharge of foul or surface water from the site shall take place into the public system until the approved drainage works have been completed in accordance with the approved details.
14. No development shall take place until a Sustainable Urban Drainage System (SUDS) scheme, along with details of future maintenance, for the site, have been submitted to and agreed in writing by the local planning authority. No infiltration of surface water into the ground shall be permitted. The development shall be carried out in accordance with the approved details and plans.
15. The development shall be carried out in accordance with the recommended ecological measures within section 8 of the Ecological Appraisal Revision A for Gardener's Hill Road Ecology Hankinson Duckett Associates HAD ref: 716.1 February 2014.
16. No development shall take place until details of all external lighting associated with the development have been submitted to and approved in writing by the local planning authority. Such lighting shall be designed to avoid harm to bats. The development shall be carried out in accordance with the approved details.

17. No development shall take place until details have been submitted to and approved in writing by the local planning authority showing the existing and proposed ground levels of the site and the finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.
18. The housing mix shall be 6 one bedroom (14%), 10 two bedroom (23%), 13 three bedroom (30%), 8 four bedroom (19%) and 6 five bedroom (14%). For schemes less than 43 dwellings, the mix shall be provided according to the percentage figures indicated for each bedroom category of dwelling.

Richborough Estates