

Town and Country Planning Act 1990 (As Amended)

Planning Statement

Anyards Road, Cobham

On behalf of:

Shanly Homes Ltd.

October 2023



Contents

1. Introduction	1
2. Site description and planning history	2
I Site Description	2
II Planning History	3
3. The application Proposal	4
4. Planning Policy Framework	5
I National Planning Policy Framework	5
II Local Development Plan	5
III Other Policy Considerations	6
5. Planning Considerations	8
I Principle of Development	8
II Housing Density, Mix, Size and Affordable Housing	8
III Character and Design	10
IV. Flood Risk and Drainage	11
V. Arboriculture	11
VI Ecology	12
VII Transport and Highways	13
VIII Archaeology	14
IX Sustainability	14
X Pollution	14
XI Planning Conditions and obligations	15
6. Conclusion	17

1. Introduction

- 1.1 Neame Sutton has been instructed by Shanly Homes (the applicant) to prepare and submit a detailed application for:

Outline Application for the demolition of the existing buildings and the erection of 26 residential dwellings, with layout, scale, access and appearance for consideration, leaving landscaping as a reserved matter at Anyards Road, Cobham

- 1.2 Shanly Homes is an award-winning, regional housebuilder committed to developing high-quality, sustainable and architecturally innovative homes, designed to complement the local character and improve the quality of life for the people who live there.

- 1.3 The Planning Statement should be read together with the accompanying plans and illustrative material, as well as the technical reports prepared to support the application:

▪ Design & Access Statement	Shanly Homes
▪ Character Area Assessment	Shanly Homes
▪ Arboricultural Surveys & Report	Greenspace Ecological Solutions
▪ Ecology Survey & Report	The Ecology Partnership
▪ Contaminated Land Assessment	Soils Ltd.
▪ Statement of Community Involvement	Cratus
▪ Flood Risk & Drainage	Stuart Michael Associates
▪ Highways & Transport	ICENI
▪ Landscape Assessment	Allen Pyke Associates
▪ Archaeology Desk Bases Assessment	RPS Archaeology

- 1.4 The following TAPP requirements are also addressed in the Planning Statement:

- Affordable Housing Statement
- Planning Obligations Statement

2. Site Description and Planning History

i. Site Description

- 2.1 The site is situated within the settlement policy boundary of Cobham, in the administrative authority of Elmbridge Borough Council. The Policies Map identifies the site as being within the sub-character area of Tartar Hill (COS03) and the 5 km zone of the Thames Basin Heaths Special Protection Area (TBH SPA).
- 2.2 Measuring approximately 0.45 ha, the site is an irregular shape, positioned behind the residential dwellings on Portsmouth Road, Anyards Road and Copse Road. There are two access points, the primary access is to the west of the site from Anyards Road, with a secondary access point to the south, from Copse Road.
- 2.3 The site is framed on all four sides by residential dwellings with their gardens backing onto it. At the core of the site is a detached bungalow, known as Glenelm, and five blocks of garages. There is a right of access along the southern boundary of the site, serving the garage of No.53 Copse Road. The Butterfly Patch Nursery is located outside of the site to the southeast, with the Sheargold Piano Shop, forming part of the site, to the northwest corner, fronting Anyards Road and Portsmouth Road.
- 2.4 The surrounding area is characterised by two- and two-and-half-storey terraced and semi-detached dwellings of varying design, appearance, materials, and architectural style including rooms in the roof.
- 2.5 The site is sustainably located, close to the centre of Cobham. The High Street is approximately 0.5 miles to the south, where there are many shops, restaurants, and other facilities.
- 2.6 The Environment Agency's Flood Risk Mapping identifies the site as being at low risk of flooding from the sea or rivers, and at medium risk of surface water flooding.

ii. Planning History

- 2.7 There is an extensive planning history across the site, primarily relating to the extension and alteration of the existing buildings on the site, and the temporary siting of containers. Given the extent of the planning history, only that of relevance to this application is set out below.

2021/3243 Mixed use development C3 (Residential) and E (Commercial) comprising seven, two-storey buildings with rooms in the roof space, for a total of one commercial unit and 25 residential units with associated parking, landscaping, bin and cycle stores, following the demolition of the existing buildings. Withdrawn, 1 September 2022.

Pre-Application Discussion

- 2.8 In addition to the planning history, the applicant has engaged in extensive pre-application discussions with both the Council and the residents surrounding the site.
- 2.9 The planning history and pre-application discussions are discussed in relation to the application in Section 5 of this statement.

Local Consultation

- 2.10 Shanly Homes undertook local consultation with residents through the following means:
- A two-page A5 flyer sent to 1,175 addresses in the local area to provide information on the proposals, advertise the consultation event and provide contact details of the project team;
 - A direct phone line for consultation enquiries;
 - A public consultation event held at Church Gate House Centre, Downside Bridge Road, Cobham, KT11 3EJ, on Tuesday, 25 July 2023 which was attended by 73 people in total including elected representatives at Elmbridge Borough Council; and
 - Engagement and meetings with elected members of Elmbridge Borough Council.
- 2.11 The Application is supported by a Statement of Community Involvement, which explains the pre-application local engagement that took place and how the application proposal was adjusted accordingly.

3. The Application Proposal

- 3.1 The application is made in outline for the demolition of the existing buildings and erection of 26 residential dwellings, together with the associated access. Access, scale, layout, and appearance are for detailed consideration, with landscape reserved. For full details of the proposal, please refer to the accompanying plans and Design and Access Statement.

4. Planning Policy Framework

4.1 The policy framework applicable to the determination of the application includes the National Planning Policy Framework, published in September 2023, (NPPF) and the Local Development Plan, which consists of the Elmbridge Core Strategy, adopted in July 2011, and the Elmbridge Development Management Plan (DMP), adopted in April 2015. Together, these Plans establish the framework of detailed policies and proposals for the development and use of land, against which planning decisions are made. The relevant policies are set out below and discussed in detail in relation to the proposal in Section 5.

i. National Planning Policy Framework

4.2 The NPPF sets out the Government's current planning policies for England. At the heart of the NPPF is the presumption in favour of sustainable development, where Paragraph 11 advises that in decisions, a presumption in favour of sustainable development should apply. For decision-taking, this means that development proposals should be approved without delay, if they are in accordance with an up-to-date development plan.

4.3 The paragraphs relevant to the application include:

- Paragraphs 7-11 Achieving Sustainable Development
- Paragraphs 39-41 Pre-Application Engagement and Front-Loading
- Paragraphs 60, 62, 64, 69 Delivering a Sufficient Supply of Homes
- Paragraphs 104-113 Promoting Sustainable Transport
- Paragraphs 119-125 Making Effective Use of Land
- Paragraphs 126-136 Achieving Well-Designed Places
- Paragraphs 154, 157 Planning for Climate Change

4.4 The NPPF continues to reinforce the Government's emphasis on significantly boosting the supply of housing and is intended to prompt significant change in the delivery of housing, to rectify the housing crisis. The emphasis on the delivery of housing in sustainable locations remains.

ii. Local Development Plan

4.5 The policies relevant to the determination of the application are set out in the table below.

Table 1: Development Plan Policies Relevant to the Determination of the Application

Core Strategy (2011)	Development Management Plan (2015)
Principle of Development	
CS1 Spatial Strategy	DM1 Presumption in Favour of Sustainable Development
CS2 Housing provision, Location, and Distribution	
Housing Mix, Size and Affordable Housing	
CS10 Cobham, Oxshott, Stoke D'Abernon and Downside	DM10 Housing
CS19 Housing Type and Size	
CS21 Affordable Housing	
Character, Design and Landscape	
CS17 Local Character, Density and Design	DM2 Design and Amenity DM8 Refuse Recycling and External Plant

Flood Risk and Drainage	
CS26 Flooding	-
Arboriculture	
CS14 Green Infrastructure	DM6 Landscape and Trees
Biodiversity	
CS13 Thames Basin Heaths SPA CS15 Biodiversity	DM21 Nature Conservation and Biodiversity
Transport and Highways	
CS25 Travel and Accessibility	DM7 Access and Parking
Contamination and Pollution	
-	DM5 Pollution
Sustainability	
CS27 Sustainable Buildings	-
Planning Obligations	
CS28 Implementation and Delivery	-

iii. Other Policy Considerations

Emerging Local Plan

- 4.6 The Council is in the process of preparing a new Local Plan, which was submitted to the Secretary of State (SoS) for independent examination on 10 August 2023. The SoS has appointed Inspector Christa Masters to hold an examination of the submission Local Plan based on the tests of soundness set out in the NPPF. Given the reasonably advanced stage in the preparation of the Plan, some weight is given to the emerging policies. Those relevant to the application are set out in the table below.

Draft Elmbridge Local Plan 2037 (June 2022), incl. Proposed Main Modifications (June 2023), Policies

- SS1 Responding to the Climate Emergency
- SS2 Sustainable Place-Making
- SS3 Scale and Location of Good Growth
- HOU1 Housing Delivery
- CC1 Energy Efficiency, Renewable and Low Carbon Energy
- CC2 Minimising Waste and Promoting a Circular Economy
- CC3 Sustainable Design Standards
- CC4 Sustainable Transport
- CC5 Managing Flood Risk
- ENV1 Green and Blue Infrastructure
- ENV2 Landscape, Trees and Woodlands
- ENV5 Thames Basin Heaths Special Protection Area
- ENV6 Protecting, Enhancing and Recovering Biodiversity
- ENV 7 Environmental Quality
- ENV9 Urban Design Quality

Supplementary Planning Documents

4.7 In addition to the policy position outlined above, the Council has produced several Supplementary Planning Documents (SPDs) and guidance documents to supplement the policy details. Those relevant to this application are:

- Design and Character SPD (2012)
- Design and Character SPD Companion Guide: Cobham, Oxshott, Stoke D'Abernon and Downside (2012)
- Development Contributions SPD (Update, 2021)
- Parking SPD (2020)

National Planning Practice Guidance

4.8 In addition to the NPPF, the Government has published a series of National Planning Practice Guidance (NPPG), which reflects the continuing emphasis on the planning system delivering growth as part of the sustained recovery of the UK economy. The applicant has prepared the application against this guidance.

5. Planning Considerations

i. **Principle of Development**

- 5.1 When considering development proposals, the Council will take a positive approach, which reflects the presumption in favour of sustainable development, set out in the NPPF (Policy DM1 Presumption in Favour of Sustainable Development). Policy DM1 sets out that the Council will work proactively with applicants to allow proposals to be approved where possible and to secure development that improves the economic, social and environmental conditions in the area.
- 5.2 Policy CS2 (Housing Provision, Location and Distribution) identifies a minimum housing requirement of 3,375 dwellings over the Plan Period (2011 to 2026). New development will be directed towards previously developed land (PDL) within the settlement boundary (Policy CS1 Spatial Strategy). The location, use and scale of the proposal must take account of the existing characteristics, role and function of the individual settlements and sites, as well as access to services and infrastructure. Policy CS1 identifies the settlements within Elmbridge Borough as falling within one of four broad categories. Cobham falls within the category of Service Centre and Rural Fringe, with three other settlements. The policy highlights that these other settlements are linked to Cobham for service provision, and states that new development in this category will be directed to Cobham as it is the most sustainable location.
- 5.3 The Council will encourage housing development on PDL within the urban area by, among other actions, promoting the development of allocations and new sites for housing in future development plan documents (Policy CS2). Policy CS10 (Cobham, Oxshott, Stoke D'Abernon and Downside) highlights the opportunities for residential development on PDL in Cobham, Oxshott and Stoke D'Abernon, where smaller, family units will be encouraged. Higher density residential development is considered appropriate in Cobham.
- 5.4 As set out in Section 4, the Council is in the process of preparing a new Local Plan, which is currently at examination stage. The draft Plan allocates the site (Ref: COS12 Glenelm and 160 Anyards Road) for 34 residential units, for delivery within six to ten years. The site is, as a result, considered a sustainable and suitable location for accommodating housing.
- 5.5 With reference to the six-to-ten-year delivery timeframe, the Authority Monitoring Report for the period 2021/22, demonstrates that the Council can only demonstrate a 4.36-year supply of deliverable housing land, which equates to a shortfall of 593. There is, as a result, a significant need for housing delivery in the short term. This site is able to deliver within the current 5 year period, and this application is full detailed for that reason.
- 5.6 It is with these points in mind that the principle of development is acceptable, subject to addressing all other relevant and material planning considerations, which are discussed in the following subsections.

ii. **Housing Density, Mix, Size and Affordable Housing**

Housing Density and Mix

- 5.7 The Council will seek to ensure that a range of housing types and sizes are provided on site, in accordance with the Strategic Housing Market Assessment for Kingston Upon Thames and Northeast Surrey Authorities (June 2016) (SHMA) (Policy CS19 Housing Type and Size). An appropriate proportion of new housing will be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

5.8 Policy CS10 (Cobham, Oxshott, Stoke D'Abernon and Downside) highlights the opportunities for residential development on PDL in Cobham, Oxshott and Stoke D'Abernon, where smaller, family units are encouraged. Higher density residential development is also considered appropriate in Cobham. This is supported by Policy DM10 (Housing), which states that that housing development on sites of 0.3 ha or more should promote house types and sizes that make the most efficient use of land, whilst reflecting the character of the area.

5.9 With reference to density, 26 dwellings are proposed on site, which equates to a density of 65.3 dpha. This is considered reflective of the surrounding area, whilst making best use of this PDL. The proposed housing mix is set out in the table below.

Table 2: Proposed Open Market Housing Mix

Unit Type	No. of Units	% of Units	ALHN Target
1 Bedroom	11	42.3%	20%
2 Bedroom	7	26.9%	50%
3 Bedroom	8	30.7%	20%
4 Bedroom	0	0	10%
Total	26		

5.10 Whilst the housing mix is not aligned with the ALHN target, it is reflective of the pre-application discussion requirements highlighted by the Council, who has identified a significant need for smaller, one- and two-bedroom dwellings, with there having been an overprovision of four-bedroom homes over the last several years. The proposed open market housing mix is, therefore, considered acceptable.

Housing Size

5.11 In accordance with Policy DM10, proposals for new residential units must provide an appropriate standard of living both internally and externally, and as such, residential dwellings must meet the Nationally Described Space Standards (NDSS) as a minimum. The proposal is set out against the NDSS in the table below.

Table 3: Compliance with NDSS

Plot No.	Storey Height	Person Bed Spaces	Size of Unit (minimum)	NDSS Standard
1 - 8	2	3B6P	144.7 sqm	102 sqm
9, 10	1	1B2P	56 sqm	50 sqm
11, 12	1	1B2P	56 sqm	50 sqm
13 - 15	2	2B4P	80 sqm	79 sqm
16	1	1B2P	53 sqm	50 sqm
17	1	1B2P	57.5 sqm	50 sqm
18	1	1B2P	62.9 sqm	50 sqm
19, 22	1	2B4P	75.2 sqm	70 sqm
20, 21, 24, 25	1	1B2P	50 sqm	50 sqm
23	2	2B4P	75.2 sqm	50 sqm
26	1	2B4P	78.4 sqm	70 sqm

5.12 The proposal is compliant with and exceeds the minimum NDSS.

Affordable Housing

5.13 On sites proposing fifteen residential units or more, the Council requires a forty per cent onsite, affordable housing contribution (Policy CS21 Affordable Housing). Only in exceptional circumstances will an alternative to onsite provision be considered acceptable. The supporting text acknowledges that in exceptional circumstances, the delivery of affordable housing may be unviable, and, where this is the case, it must be demonstrated through the submission of a financial viability appraisal. Given that the site is PDL and the associated costs of redevelopment, the provision of affordable housing is unviable. A viability assessment in support of this position is to be provided as part of the application negotiations.

5.14 It is with these points in mind that the proposal is compliant with Policies CS10, CS19, CS21 and DM10 of the Local Development Plan.

iii. Character and Design

5.15 A proposal on this site has previously considered and refused citing concerns with character and design and as such, Shanly Homes have participated in pre-application discussion with Elmbridge Borough Council Policy to ensure that the design of the scheme is sympathetic, and relates well to, the existing character of Cobham, and specifically Anyards Road, Copse Road and Portsmouth Road. Further detail on the design evolution in contribution to the matters of layout, appearance and scale is addressed in the accompanying Design and Access Statement and Character Area Assessment.

5.16 Policy CS1 (Spatial Strategy) requires all new development to be of high quality, well designed and locally distinctive. Proposals should be sensitive to the character and quality of the area, respecting environmental assets and where appropriate, introduce contemporary designs that improve local character. CS17 and DM10 require proposals are well designed, allowing residents an appropriate level of light whilst respecting the character of the area. The density of the scheme should also be considerate of the prevailing character of the area and for this proposal, the density of the scheme has been reduced with now only 26 units proposed compared to the allocation of 35 units.

5.17 DM2 focuses on the design and amenity of proposals with a particular focus on sustainability and consideration of the character of the area. These matters are explored further in the Design and Access Statement. This proposal has been design led with a full appreciation of the sites constraints and consideration of the amenity of those in neighbouring properties, in accordance with criterion (e) of the Policy. Good design, including a safe and efficient layout for ease of movement is also necessary and Policy DM8 requires that the layout accommodates for bin storage and their collection. This proposal includes bin storage and bin collection points.

5.18 Landscaping remains a reserved matter for later consideration but CS14 Green Infrastructure is still a material consideration. The policy requires that new development protects and enhances local landscape character, strategic views and key landmarks as shown on the proposals map, and takes account of their setting, intrinsic character and amenity value. The landscape master plan shows elements of how BNG will be achieved and how the scheme could appear once reserved matters application is submitted.

5.19 The proposal has evolved with the assistance of the Councils Officers and a considerate proposal is now being pursued. This proposal respects the prevailing character of the area and would offer enhancement of the townscape appearance whilst the dwellings would be attractive and reference the local vernacular. Residential amenity would be preserved by this proposal.

5.20 The proposal is compliant with Policies CS1, CS17 and DM2 of the Local Development Plan.

Residential and Neighbouring Amenity

iv. Flood Risk and Drainage

5.21 To reduce the overall and local risk of flooding, developments must be designed to ensure that it is safe and that the risk of flooding is minimised both on site and not increasing flood risk elsewhere (Policy CS26 Flooding). Policy CS26 requires new development to include SUDS and where this is not incorporated, it must be justified.

5.22 The supporting, Flood Risk Assessment and Drainage Strategy by SMA Consulting, confirms in Table 3, that the SuDS components for this scheme include Rainwater Harvesting, Filter Drains, Bioretention Systems and Pervious Pavements. The Ground Investigations, undertaken by Soils Limited, indicate that the groundwater level is high in this area and therefore it is not appropriate or practicable to dispose of surface water runoff from the proposed development via infiltration. This application is accompanied by a full drainage strategy, please refer to the Flood Risk Assessment and Drainage Strategy for further detail.

5.23 The drainage strategy accommodates variance for Climate Change (1 in 100-year event +40%) and will deliver an improved drainage environment, accommodating and managing the surface water flows on site.

5.24 The foul will be managed through local upgrades to the sewerage network.

5.25 The proposed development is compliant with Policy CS26.

v. Arboriculture

5.26 The Council will safeguard important trees, woodlands and hedgerows and secure the provision of soft landscaping measures in new development, focusing on native species, particularly trees (Policy CS14 Green Infrastructure).

5.27 Development proposals should be designed to include tree retention, protection and planting that contributes to biodiversity through, amongst other measures, creating new habitats (Policy DM6 Landscape and Trees). Proposals should not result in the loss of trees that are significant to the character or amenity of the area, unless the benefits outweigh the loss, and existing trees should be protected during and after construction.

5.28 Shanly Homes are committed to the environment and through their ongoing partnership with the Woodland Trust, they plant ten trees for every apartment built and twenty trees for every house. The trees are planted in the Woodland Trust's woods and Shanly Homes are proud to support their mission to double the native woodland covering the UK. In addition to this, Shanly Homes also provide ongoing support to Plant Heritage to assist in conserving the diversity of garden plants for people to enjoy.

5.29 In order to facilitate the construction of the 26 dwellings, a total of two trees, one hedge and one small group of trees would be required to be removed to enable development. The quality and location of these trees are set out in the supporting Arboricultural Impact Assessment and Arboricultural Method Statement. The details of the landscaping of the scheme will be set out in a future Reserved Matters Application, which will include new tree planting. The loss of this small number of trees is acceptable in this circumstance.

5.30 The proposal is compliant with Policies CS14 and DM6 of the Local Development Plan.

vi. Ecology

5.31 As set out in the subsection above, Shanly Homes is committed to the environment, ensuring that wildlife is accounted for in their developments, fitting bird boxes in every garden and shared amenity space, as well as supporting Freshwater Habitats Trust, which aims to protect and preserve freshwater life. A complimentary year's subscription to the RSPB is gifted to the new residents, where they can visit any RSPB centre and receive newsletters and updates from the RSPB.

5.32 Policy CS15 (Biodiversity) seeks to avoid the loss of biodiversity across the borough, requiring new development to contribute to a net gain by incorporating biodiversity features within the proposal. The application is supported by a Biodiversity Net Gain Assessment and is discussed further below. A new Preliminary Ecology Appraisal (March 2023) has also been provided to support the application which identifies the ecological constraints and any mitigation measures likely to be required, including additional surveys and opportunities to deliver ecological enhancement.

5.33 A previous PEA had been undertaken by Bright Green Environmental Consultancy Limited in September 2021. That report also concluded that no further surveys were required for reptiles, great crested newts, birds, hedgehogs or other protected species. A further bat report was commissioned in support of this application, and it equally confirms that no further surveys are required expect for Bats. This survey was undertaken between June and August 2023.

5.34 The Bat surveys undertaken concluded that building 1 is considered to likely support a day roost for the common pipistrelle bat. A Natural England low-impact licence will be required for the building to be demolished. Works can be carried out on other buildings on site without any consideration for roosting bats.

5.35 The PEA (March 2023) again confirms that the proposal would not have no direct or indirect impact on designated sites. It also confirms that the site does not represent a suitable habitat for dormice, great crested newts, reptiles, water voles and otters.

5.36 The site is not recognised to support a suitable habitat for many priority or protected species, however recommendations for enhancement include:

- Bird boxes
- Bat boxes
- Bee Bricks
- Hedgehog highway with signage

Biodiversity Net Gain

- 5.37 In accordance with Policy CS15, Policy DM21 (Nature Conservation and Biodiversity) requires all new development to preserve, manage and where possible, enhance existing habitats, as well as protected species and biodiversity features. Support will be given to proposals that enhance the existing and incorporate new biodiversity features, habitats and links to habitat networks.
- 5.38 The accompanying BNG Assessment, prepared by The Ecology Partnership, demonstrates that at outline stage, it is likely that the proposed development will result in a 60.02 per cent net gain in habitat units on site. The proposal, as a result, significantly enhances the biodiversity on site.

Thames Basin Heaths SPA

- 5.39 As set out in Section 2, the site is situated within the 5 Km Zone (Brooklands and Esher) of the TBH SPA, where mitigation, in the form of Suitable Accessible Natural Greenspace (SANG) and access management, is required to protect the ecological integrity of the TBH SPA (Policy CS13 TBH SPA). As a minimum, 8 ha of SANG, per 1,000 new occupants should be provided, with access management measures provided strategically, to ensure that the SANG is functioning effectively and any impact on the SPA is avoided. Financial contributions will be made by the applicant toward the SAMM project, secured through the S106 Agreement and, as a result, the proposal is compliant with Policy CS13.
- 5.40 The proposed development is compliant with Policies CS13, CS15 and DM21 of the Local Plan.

vii. Transport and Highways

- 5.41 The proposal will utilise the existing vehicle access points from Anyards Road and Copse Road. Pedestrians will be able to safely use the same access. The layout of the scheme includes 41 car parking spaces. Active or passive electric charging points will be provided for all residential properties. Cycle parking is available within the curtilage of each property.
- 5.42 Policy DM7, Access and Parking, establishes that the layout and siting of accesses should be acceptable in terms of amenity, capacity, safety, pollution, noise and visual impact. Consideration should be given to the safe movement of pedestrians and cyclists and encourage sustainable modes of transport. Policy DM7 also requires that there should be sufficient car and cycle parking in new development, and that cycle storage should be safe and secure.
- 5.43 The transport statement calculates that 24 two-way movements are expected during the AM peak and 20 two way movements during the PM peak periods. It is suggested that the vehicular trip generation will be negligible, with opportunities to access walking and cycling given the sites sustainable location, positive for the planning balance.
- 5.44 The proposal has been designed with consideration of Policy DM8 Refuse Recycling and External Plant, which requires proposals to design and site bin storage for accessible collection vehicles. Delivery and servicing vehicles will be able to make use of both access points and plans are provided within the Transport Statement of swept paths. Refuse will be collected via Anyards Road or via access from Copse Road. Equally, emergency vehicles are also able to enter into, and turn out of, the site, if so required.
- 5.45 Policy CS25 confirms that applications should promote improvements to sustainable travel and be supported by Transport Assessment and Travel Plans. This application is supported by both a Transport

Assessment and Travel Plan by Icenl Projects Limited. Which concludes that the site has excellent opportunities for potential residents to use existing modes of transport other than the car.

5.46 The proposal is consistent with the Policy and criterion of Policy CS25, DM8 and DM7

viii. Archaeology

5.47 Policy CS17 highlights the importance of acknowledging and respecting heritage assets and Policy DM2 further focuses on how heritage assets will be positively managed in the development management process.

5.48 An Archaeological Desk-Based Assessment, by RPS, has been provided in support of the application. This report discusses the potential of archaeological assets. It concludes that the Site has a low potential for all past periods of human activity. There are no archaeological assets in the vicinity of the site and the closest listed buildings are over 500m away.

5.49 Subject to appropriately worded conditions for future mitigation measures, if so required, the proposal would be consistent with Policy CS19 and DM2.

ix. Sustainability

5.50 Policy CS27 (Sustainable Buildings) seeks to reduce the carbon footprint of new development, requiring residential development of ten or more dwellings, to meet Level 4 of the Code for Sustainable Homes, or current legislation and guidance, in relation to energy consumption and carbon emissions. The policy encourages higher standards where possible. New development should facilitate the recycling and composting of waste, and should use sustainable construction techniques, which promote the reuse and recycling of building materials.

5.51 Shanly Homes works in partnership with Community Wood Recycling, whose mission is to build towards a circular wood economy and reduce greenhouse gas emissions. This partnership enables Shanly Homes to further reduce their landfill usage and increase the volume of waste being reused, resold, or recycled.

5.52 A report produced by Bluesky Limited accompanies the application sets out the passive design measures included with this proposal. The homes have been angled in order to receive direct sunlight at some points during the day and the orientation and size of windows have been optimised to maximise the amount of natural daylight and therefore reduce the demand for artificial lighting.

5.53 There has been a 'fabric first' approach in order to minimise the need for energy for heating and keeping cool. This has resulted in improvements of the U-values when compared to compliance with Part L of Building Regulations. Material choices would result in between 6- 38% improvement when compared to Part L U-values for the same build. The report by Bluesky also sets out for the scheme to deliver a 50% improvement over Building Regulations on air leakage.

5.54 In regards of the site carbon dioxide emissions, these are reduced by 14,428 kg CO₂ per year as a result of the energy efficiency measures and the installation of heat pump hot water cylinders and air source heat pumps proposed, which equates to a reduction of 59.38% of the TER emissions. The individual reductions to the modelled home types range from 38.44% to 70.71%.

5.55 The proposal is compliant with Policy CS27.

x. Pollution

Noise and Light

- 5.56 Development is expected to incorporate appropriate attenuation measures to mitigate the effects of noise and light on existing and future residents (Policy DM5 Pollution). New development must demonstrate that it is compatible with the surrounding environment and will not result in unacceptable living conditions.
- 5.57 These matters also relate to neighbour amenity, managed for new development under Policy DM2 (criterion e)

Contamination

- 5.58 This site is brownfield- it has a number of structures that will require demolition and the land restored to be compatible for residential use. The development of contaminated land will be permitted providing the site is remediated to ensure that it is suitable for the proposed use (Policy DM5).
- 5.59 A Site Investigation by Soils Limited concluded the presence of Lead, Benzo(a)pyrene, Benzo(b)fluoranthene and Di-benzo(a,h)anthracene in concentrations exceeding guidance levels, and is likely to require remediation and the restoration of the soil. This will be confirmed through further investigation. The report also concludes that asbestos and ground gas and groundwater are also not affected by pollutants on the site, requiring additional investigation within the soil. Asbestos, is however associated with the garage and the groundwater may have been impacted from the presence of lead on site. It is suggested that further investigation and remediation may be required.
- 5.60 The proposal is compliant with Policy DM5, subject to further investigation and agreement of the remediation work required and the method in which it should be carried out.

xi. Planning Conditions and Obligations

Planning Conditions

- 5.61 The applicant is content to accept any appropriately worded planning conditions that the Council may attach to the grant of permission. Neame Sutton will liaise with officers to agree the planning conditions to be attached.

Planning Obligations

- 5.62 Policy CS28 sets out that the Council will work with developers to ensure that planning obligations are commensurate with the scale of development proposed. Contributions will be in line with the Planning Obligations and Infrastructure SPD
- 5.63 The applicant has reviewed the proposal in the context of the Council's policy guidance and the requirements of Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (As Amended) (CIL).
- 5.64 The proposal is CIL liable and as a result, most of the offsite infrastructure requirements generated by the development are addressed through the CIL contribution. There are, however, some site-specific infrastructure requirements, which will be addressed through S106 Agreement. The draft Heads of Terms are anticipated to be:

SANG and SAMM financial contributions

Highway Works: Provision of site access works, as well as any contributions agreed with the County Highway Authority over the course of the determination of the application.

Public Open Space, Landscape and Ecology Management: The provision of a Management Plan to secure the maintenance of the site.

Drainage: Details of the management and maintenance of the onsite drainage infrastructure.

6. Conclusion

- 6.1 This proposal sits within allocated land for 35 dwellings, and is a sustainably located brownfield site within the settlement of Cobham. The Sites re-development would see 26 new build homes delivered in line with current housing needs.
- 6.2 Elmbridge Borough Council are unable to demonstrate a 5 Year Housing Land Supply, and this Site is able to meet some of the shortfall ahead of the plan's trajectory.
- 6.3 The scheme has carefully been designed to respect and reflect the townscape around it. Residential amenity would be valued, and the scheme would be sympathetic in appearance to the development around it. The proposal would not result in any highway capacity or safety concerns.
- 6.4 The scheme has been designed through a fabric first approach, to ensure the dwellings sustainability into the future. Measures included in the scheme to lower energy demand will be secured by planning condition. The site will allow for the provision of both active and passive connections for 1 EV charging point per dwelling.
- 6.5 The proposal would deliver many benefits, not least a supply of housing, but also Biodiversity Net Gain (+60%) and other environmental benefits through the construction of environmentally conscious designed homes. The proposal is consistent with National and Local Policy. All these factors lie in the favour of granting planning permission, and the Council are respectfully invited to consider this application favourably on this basis.