

# SITE LOCATION & PLANNING CONTEXT



## The Location

The site is located at the eastern side of Milford, immediately to the West of Station lane. The site measures 10.9478 hectares in area and currently exists as a former remote section of driving range, opposite the principle Milford Golf Club facility and course, to the East. The site is located approximately 500 metres to the North of Milford Train Station. The site has a gradual sloping topography, with a decline down from south east to the North & East to a stream which sits in the lower sections of the land fall, to the north and west.

The site is well contained by mature trees to the north, west and south. To the east, along the lane are a number of poorer tree specimens and screen planting.

Due to the site's location within natural contours of the land there are no significant views of the site from surrounding areas. The only public realm views are from the road.



## The site

Our planning application is for the Reserved Matters relating to Appearance, Landscaping, Layout and Scale.

After grant of outline consent CALA Homes/the Design Team have engaged in considerable effort to evolve a scheme that is contextually led and which bears cognition to local aspiration.

## Planning Policy

This Reserved Matters application will be considered against the policies of the National Planning Policy Framework (2012); the emerging Local Plan Part 2 and the recently adopted Whitley Neighbourhood Plan. The application will also be considered against the relevant policies of the Waverley Borough Local Plan 2002 and the Waverley Borough Local Plan Part 1: Strategic Policies and Sites.