

## WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 3 JULY 2012

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**Title:**

**UPPER TUESLEY DEVELOPMENT BRIEF  
SUPPLEMENTARY PLANNING DOCUMENT**

**[Portfolio Holders: Cllrs Bryn Morgan and Keith Webster  
[Wards Affected: Bramley, Busbridge & Hascombe  
Witley & Hambledon, Milford, Godalming Holloway]**

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**Summary and purpose:**

The purpose of this report is to recommend that the Upper Tuesley Development Brief Supplementary Planning Document (SPD) be adopted. This document seeks to set a framework for the future development of the site and to amplify the requirements of saved policy RD6 of the Waverley Borough Local Plan 2002.

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**How this report relates to the Council's Corporate Priorities:**

The proposed SPD supports the Council's corporate priorities to provide more affordable housing in the Borough for people in housing need and improving the environment.

The production of a development brief for the land adjacent to Milford Hospital site is set out within the Planning Service Plan 2012/13.

**Equality and Diversity Implications:**

The SPD includes 40% affordable housing, which supports social inclusion and community cohesion.

**Environment and Climate Change Implications:**

The SPD incorporates clear expectations as to what standards of sustainable design and construction any future development must meet. There is an expectation that all new homes will achieve Sustainable Homes Code Level 4 in line with Council's Energy and Carbon Policy 2011-2015.

**Resource/Value for Money Implications:**

The Homes and Communities Agency (HCA) own the site, and as such has funded the development of the document as part of their accelerated site development programme. The production of the document has been co-ordinated by external consultants, but Officers have led on the consultation of the document and provided significant input into its evolution.

## **Legal Implications:**

The ambition is for Waverley Borough Council to adopt the document as a SPD for use when determining planning applications on the site.

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## **Background**

1. The Development Brief is attached at Annexe 1 (and the supporting Sustainable Transport Options study available on request). The intention of the document is to set out a clear framework for the future development of the site, including specifying the indicative quantum of development, addressing transport issues and highlighting key design standards to which a future planning application will be assessed. It is not the intention of the document to stifle innovative design, but to provide a clear framework for consideration by all potential applicants when developing a scheme for consideration. The SPD also takes into account the development constraints of and surrounding the site, including access and transport.
2. The site is identified in the Waverley Borough Local Plan 2002 as a Major Developed Site within the Green Belt (saved policy RD6). The policy sets criteria for the consideration of redevelopment proposals on the site. The accompanying text states that the Council considers that the site is suitable primarily for housing purposes. Supplementary Planning Guidance (SPG) to support Local Plan Policy RD6 was adopted in 2003. Following this, an update statement was prepared in 2006.

## **The Development Brief SPD**

3. The draft development brief has been commissioned by the HCA through their accelerated delivery programme; part of the criteria for the HCA tapping into this funding is that the site is delivered expediently. The development brief should facilitate this aim. The document is also accompanied by a Transport Study and Appropriate Assessment.

## **The Consultation**

4. A formal consultation was undertaken between 5 March and 16 April 2012. Over 1,200 local properties as well as key stakeholders received a letter inviting them to participate. An exhibition was also held in Milford where residents could look at the draft SPD, ask questions and make comments. Full details of the consultation can be found in the Consultation Statement at Annexe 2.

## **Consultation Responses**

5. Over 80 responses were received to the consultation from stakeholders, local organisations and residents. A summary of these can be found in the Consultation Statement. However, the issues raised included:

- Planning policy
- The principle of development
- The consultation
- Transport
- Green Belt issues
- Affordable housing
- Alternative uses
- Design
- Retention of buildings on site
- Environmental issues
- Sustainability
- Landscape
- Schools
- Health provision
- Milford Hospital
- The Crescent
- A number of other matters

6. The principal area of concern for respondents related to transport. There were two key issues. Firstly, the impact of the anticipated number of new dwellings on the existing highway network and secondly the sustainability of the location of the site.
7. With regard to the first point, Surrey County Council (the Highway Authority) is satisfied that the methodology used is the most appropriate for the site. In essence the methodology takes account of the lawful use of the site, and the potential to bring it back into use. Having regard to the lawful use of the site, and the level of traffic that could potentially be generated by that use, the Highway Authority has not raised any objection to the principle of 120 dwellings on the site. However, it is important to note that the SPD is in place to provide a high level framework and specifically explains that the 120 units is indicative and can only be positively supported if a full Transport Assessment, which would accompany a planning application, concludes that this is appropriate.
8. With regard to the second point, the sustainability of the location of the site, it is accepted that the site is relatively isolated. However, the site does have existing use rights and it is an allocated Major Developed Site within the Green Belt, as supported by Saved Policy RD6 of the Local Plan and paragraph 89 of the National Planning Policy Framework (NPPF).
9. In both of the above instances, appropriate mitigation measures would be needed to improve transport choice and encourage future residents to minimise car use and to also improve the traffic situation (for example by deterring cars from using Tuesley Lane). A number of mitigation measures were suggested in the supporting Sustainable Transport Study, however this list was not exhaustive and additional measures will need to be considered. It is expected that the full Transport Assessment will consider this in greater detail at the planning application stage.
10. The concerns related to transport and access were also raised at Community Overview and Scrutiny Committee on 12 March 2012. The minutes of that meeting are included within the Consultation Statement.
11. The capacity at local schools was also a key issue raised by residents. Surrey County Council (Education) has been consulted and is satisfied that sufficient capacity can be achieved through appropriate planning contributions.

12. A number of amendments have been made to the document as a result of the consultation, notably with the publication of the NPPF (to which the SPD complies). A full list can be found within the Consultation Statement.

### **Appropriate Assessment**

13. Under the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations), a Screening Assessment (SA) was undertaken. Whilst Natural England agreed with the findings of the SA, they recommended that an Appropriate Assessment (AA) was undertaken.
14. The AA (available on request), identifies that there is the potential for increased recreational pressure on the four European sites within 7km of the development. However, the AA also concludes that significant adverse effects on the integrity of the European sites through recreational pressure is unlikely to result as this can be mitigated through the provision of open space on the site.

### **Conclusion**

15. The Development Brief will provide a robust framework to bring forward a high quality development for the site. It is not the purpose of the Development Brief to resolve all the detailed issues. These matters including a full transport assessment will need to be addressed through a future planning application.

### **Recommendation**

It is recommended to the Council that:

1. the Upper Tuesley Development Brief Supplementary Planning Document be adopted and replace the 2002 SPG and 2006 update statement, and
2. the findings of the Appropriate Assessment are approved.

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### **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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