

APPENDIX B

WA/2010/1489
Wildwood Golf And Country Club
02/09/2010

Erection of an 84 room hotel with associated spa and leisure facilities; a golf academy building with associated offices and lodge accommodation to serve the Professional Golfers' Association (PGA) regional headquarters; relocation of maintenance building together with the formation of access roads, parking and landscaping (application accompanied by an Environmental Statement) at Wildwood Golf And Country Club, Horsham Road, Alfold, GU6 8JE

As amplified by letters / emails dated 21/10/10, 26/10/10, 26/11/10, 29/11/10, 11/01/11 and 22/02/11 and information received 11/01/11 and 12/01/11 and as amended by plans received 17/01/11

Public Notice
Grid Reference:

Yes and posted
E: 504508 N: 135218

Parish:
Ward:
Case Officer:

Alfold
Alfold, Cranleigh Rural and Ellens Green
Mr R Pearmain

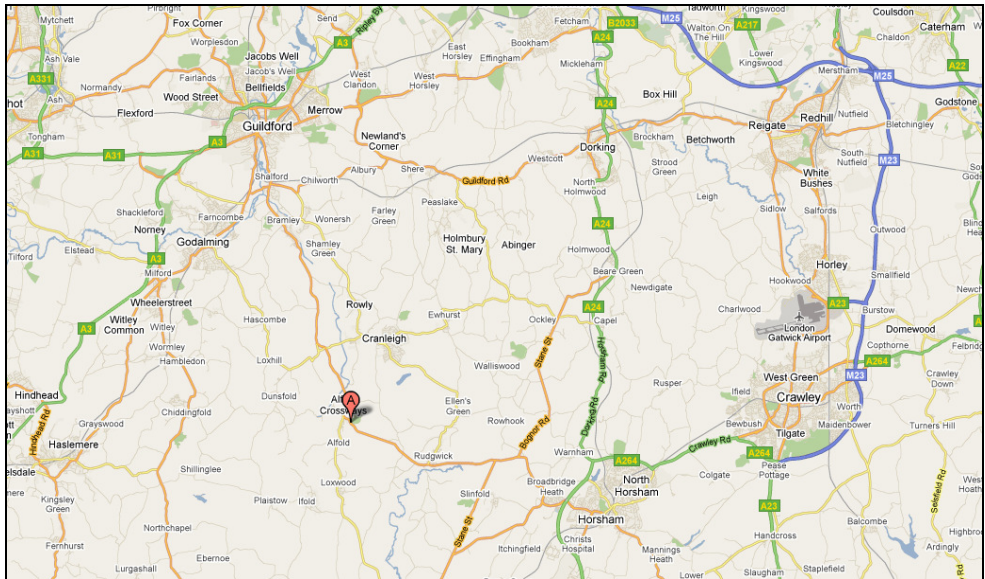
16 Week Expiry Date
Neighbour Notification Expiry Date
Neighbour Notification
Amended/Additional Expiry Date

22/12/2010
15/10/2010
08/11/2010

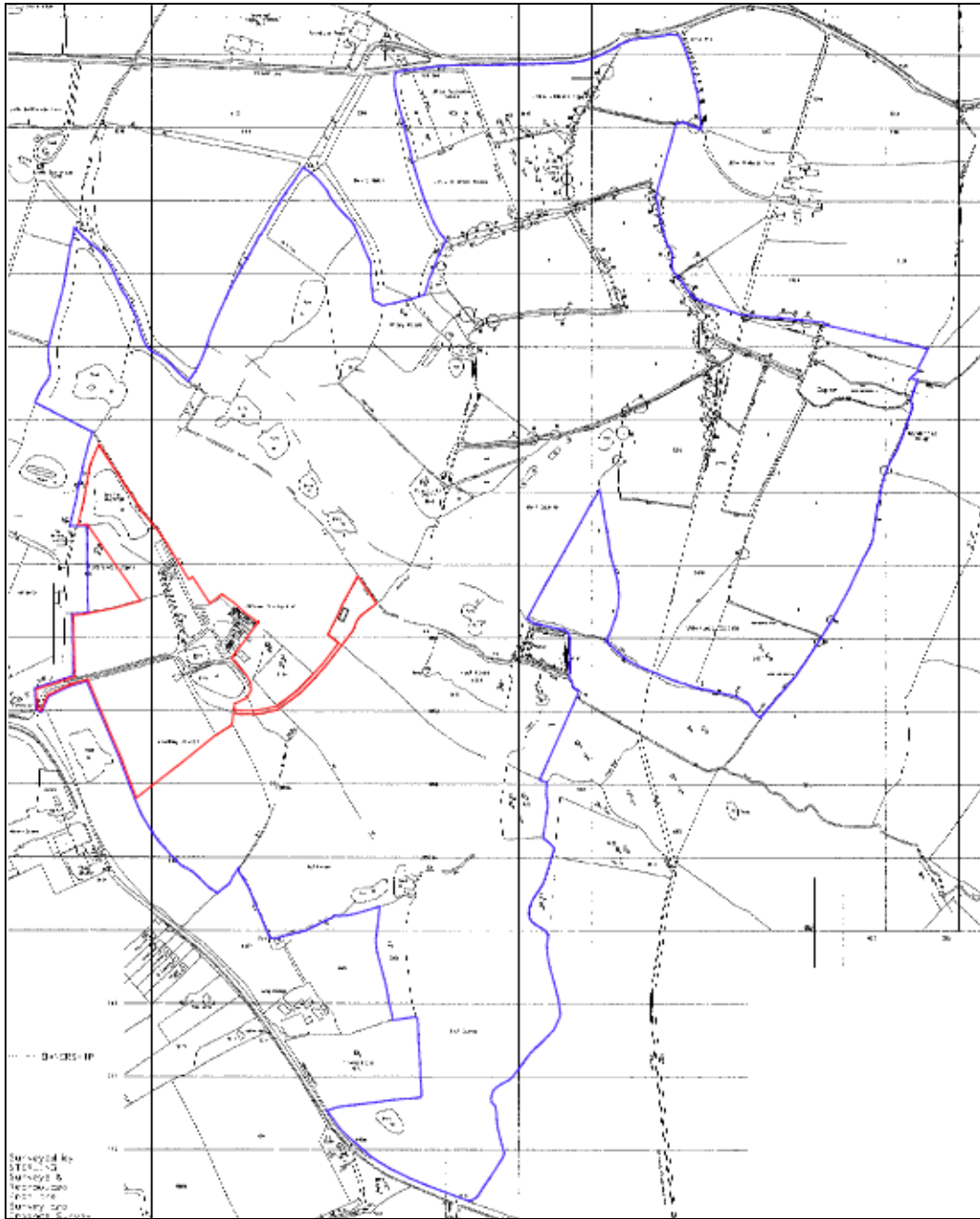
RECOMMENDATION

That permission be **REFUSED**

Location Map and Plan



Location map – Point A demarcates the application site.



Location plan showing the application site, other land in the applicant's ownership and surrounding area.

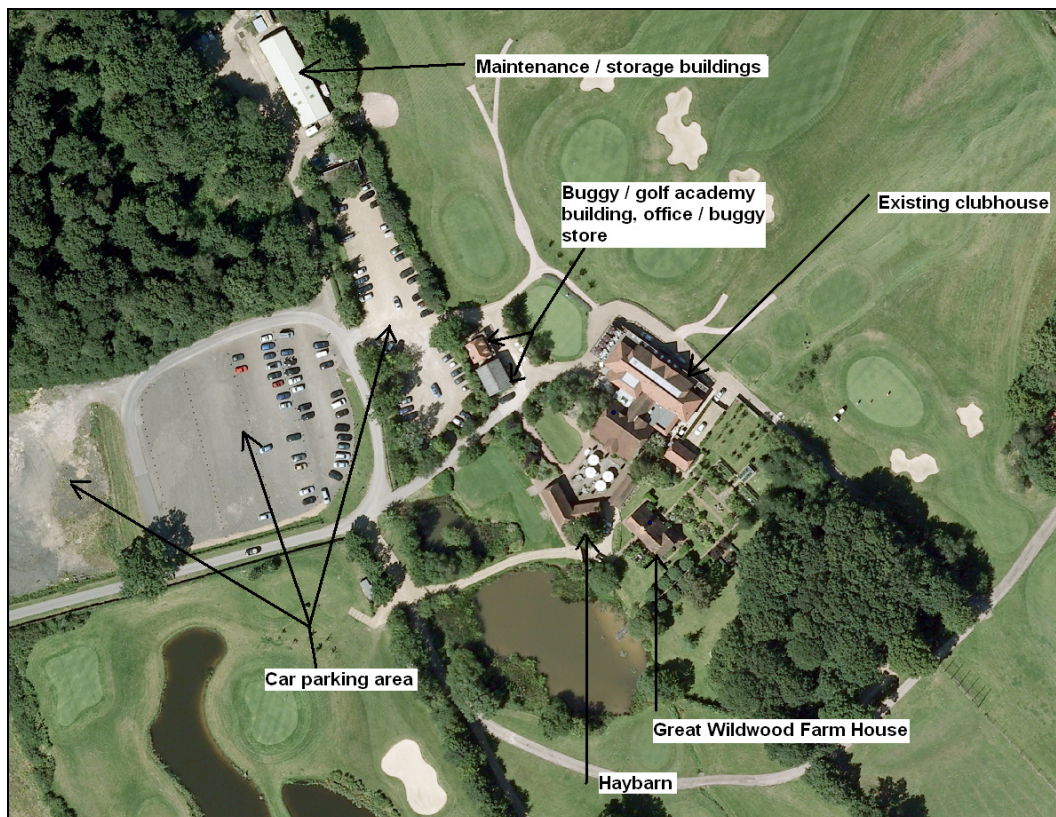
Site Description

Wildwood Golf and Country Club is located approximately 10 miles to the south east of Guildford and 10 miles to the north west of Horsham. The site is accessed via the Horsham Road (A281). The site is located within the open countryside and to east of the rural settlement of Alfold Crossroads. A public footpath (Ref 1:403a) runs through the site.

The site currently comprises a 27-hole golf course and 9-hole academy course with clubhouse, gym building (Grade 2 listed barn), buggy / golf academy building, office / buggy store, maintenance / storage buildings, mobile home, driving range and associated parking areas set within a 92.5-hectare site.

The 6.3-hectare application site does not cover the whole of the Wildwood Golf and County Club site; just the existing clubhouse and associated buildings and parking areas, a section of Ancient Woodland (Pickenswood Copse), a number of water features (2 ponds and 1 reservoir) and the northern section of the academy course.

A Grade 2 Listed Barn (Haybarn at Great Wildwood Farm) and a heritage feature (pond) are contained within the application site. Adjoining the site directly to the south-east is a Grade 2 Listed Building (Great Wildwood Farm House) and a heritage feature (well). The application site is relatively flat.



Annotated aerial photograph (taken 01/05/07) of the existing buildings serving Wildwood Golf and Country Club.



Photograph showing the existing vehicular / pedestrian site access from Horsham Road (A281) serving Wildwood Golf and Country Club.



Photograph showing the existing vehicular / pedestrian site access and clubhouse serving Wildwood Golf and Country Club (view looking north east).



Photograph showing existing vehicular / pedestrian site access, clubhouse and associated parking area serving Wildwood Golf and Country Club (view looking north east).



Photograph showing existing clubhouse and grade 2 listed haybarn serving Wildwood Golf and Country Club (view looking north east).



Photograph showing existing clubhouse serving Wildwood Golf and Country Club (view looking south).



Photograph showing existing clubhouse serving Wildwood Golf and Country Club from the golf course (view looking west).



Photograph showing existing club facilities (clubhouse, buggy / golf academy building and office / buggy store) taken from the golf course (view looking south west).



Photograph showing Great Wildwood Farm House (Grade 2 listed building) and haybarn (Grade 2 listed) along with existing clubhouse serving Wildwood Golf and Country Club (behind).



Photograph showing Great Wildwood Farm House (Grade 2 listed building) and haybarn (Grade 2 listed) along with existing clubhouse serving Wildwood Golf and Country Club (behind).



Photograph showing existing relationship between Great Wildwood Farm House (Grade 2 listed building), the haybarn (Grade 2 listed) and the existing clubhouse serving Wildwood Golf and Country Club.



Photograph showing the existing buggy / golf academy building and office / buggy store.



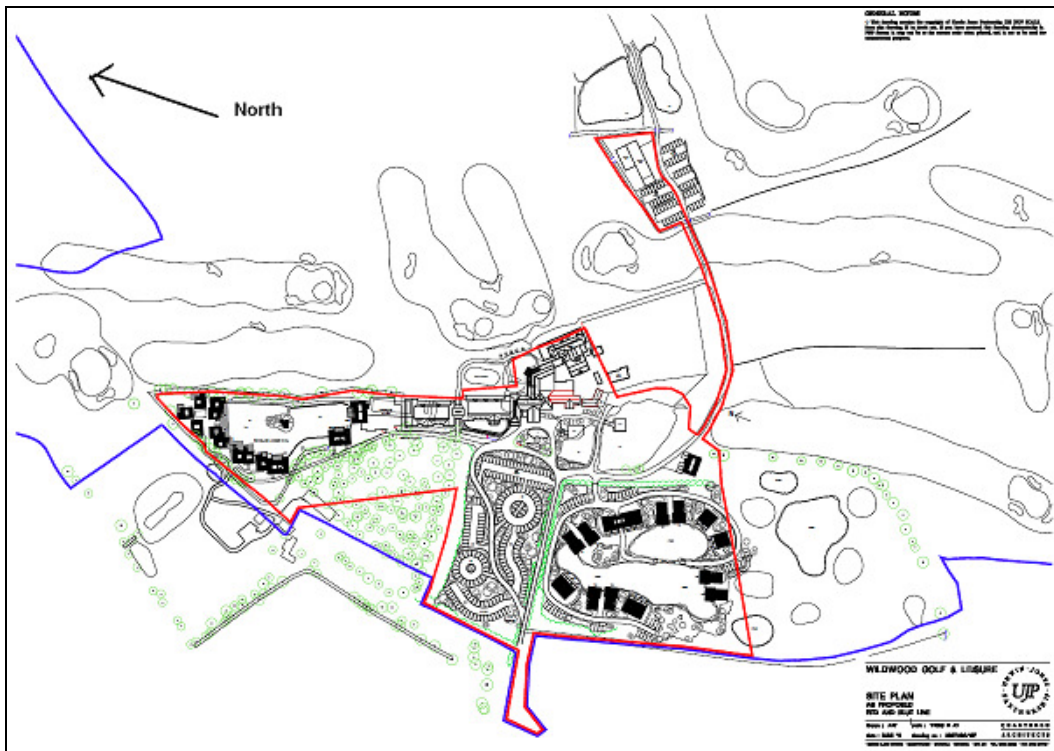
Photographs showing maintenance / storage buildings serving Wildwood Golf and Country Club.

Proposal

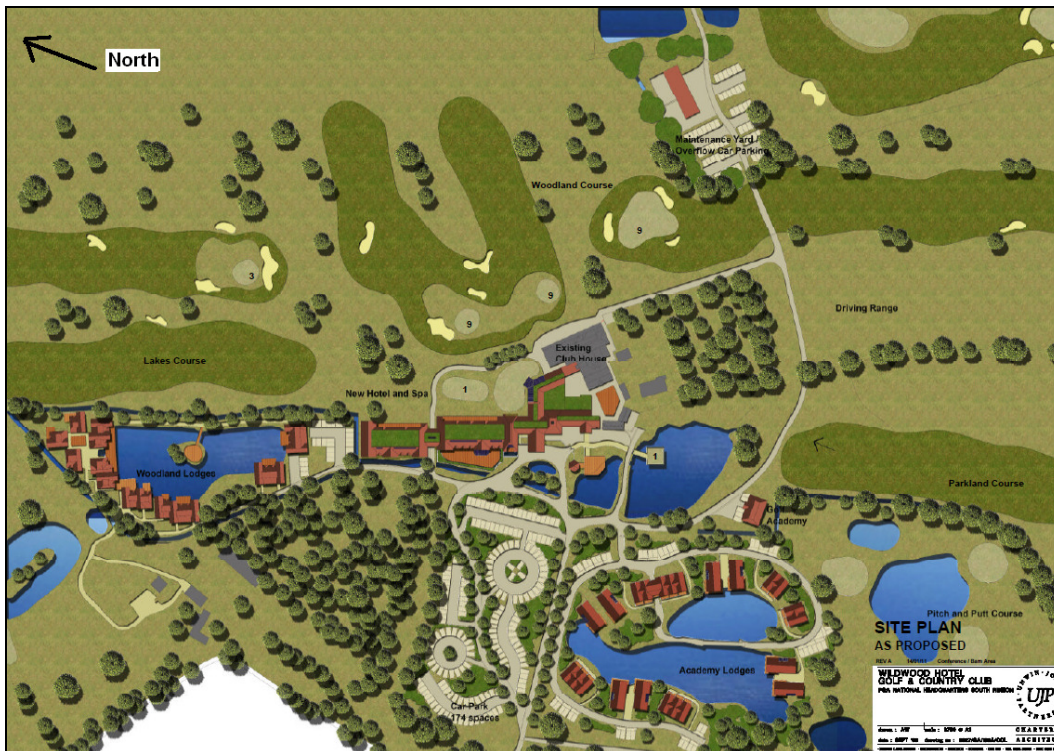
Permission is sought for the erection of an 84 room hotel with associated spa and leisure facilities; a golf academy building with associated offices and lodge accommodation (39 golf lodges) to serve the Professional Golfers' Association (PGA) regional headquarters; relocation of maintenance building together with the formation of access roads, parking and landscaping (hard and soft) and revisions to the existing academy course.

The proposal is also a change of use from Class D2 (golf facilities with ancillary buildings) to a mixed use of Class C1 (hotel and ancillary buildings)

and Class D2 (golf facilities with ancillary buildings) under the Town and Country Planning (Use Classes) Order 1987. The PGA offices and spa facilities would be ancillary to the proposed mixed use.



Proposed site plan.



Proposed site plan (rendered version).



Landscape management plan.

Hotel

The proposed 84 room hotel with associated spa and leisure facilities would be set over 4 floors and be linked / attached to the existing clubhouse. The proposed hotel and associated spa and leisure facilities would be for members of the PGA and Wildwood Golf and Country Club, visitors and guests.

The external materials used would be red clay roofing tiles, red brown brickwork, stained boarding, large sections of glazing and stone. Sedum roofs are proposed on the flat roof areas of the proposed hotel – these areas would also accommodate service plant machinery. The following renewable energy technologies would be used for the hotel: Solar panels, combined heat and power (CHP) and dual fuel systems.

The proposed hotel would have the following dimensions (width, depth, height, external foot print and external floor area): 137.0 m, 54.0 m, 17.0 m, 3049.0 sqm and 8331.0 sqm.

The lower ground floor level of the proposed hotel would comprise spa area and associated facilities (i.e. treatment rooms and reception area), swimming pool and associated facilities, aerobics studio, gym, sunken terrace area, plant rooms, storage (linen) room and underground buggy storage area.

The ground floor level of the proposed hotel would comprise 34 hotel rooms, main hotel entrance, reception area, administration office area (ground floor level), lounge and bar areas, internet room, PGA office area and associated board / meeting room, meeting room, communal toilets and storage (linen) rooms.

The first floor level of the proposed hotel would comprise 34 hotel rooms, administration office area (first floor level), gallery restaurant and balcony area, pre dining area, kitchen area, toilets, conference / ballroom area, staff changing rooms and storage (linen) rooms.

The second floor level of the proposed hotel would comprise 16 hotel rooms with associated balcony areas and storage (linen) rooms.

There would be 6 different hotel room layouts proposed ranging from 30sqm to 92sqm in size (internal floor area).

Associated with the proposed hotel would be 174 parking spaces following the redevelopment of the existing parking area. Soft and hard landscape / planting around the hotel is also proposed.



Proposed hotel elevations (front (south west) elevation and rear (north east) elevation) (rendered versions).



Proposed hotel elevations (front (south west) elevation, rear (north east) elevation) and side (north west) elevation.



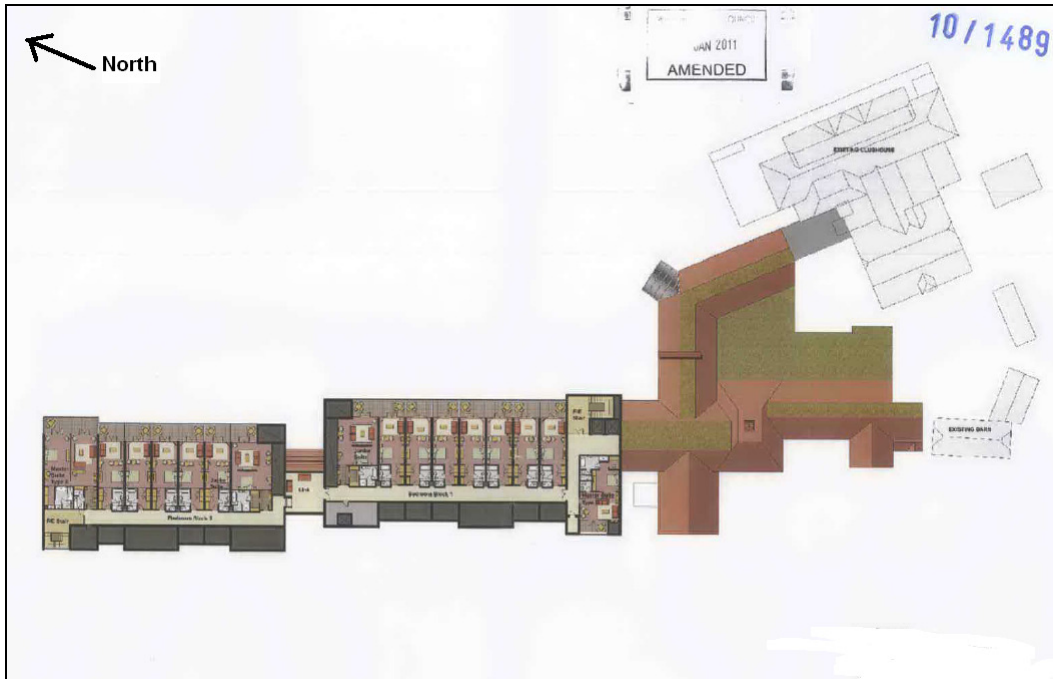
Proposed lower ground floor of hotel.



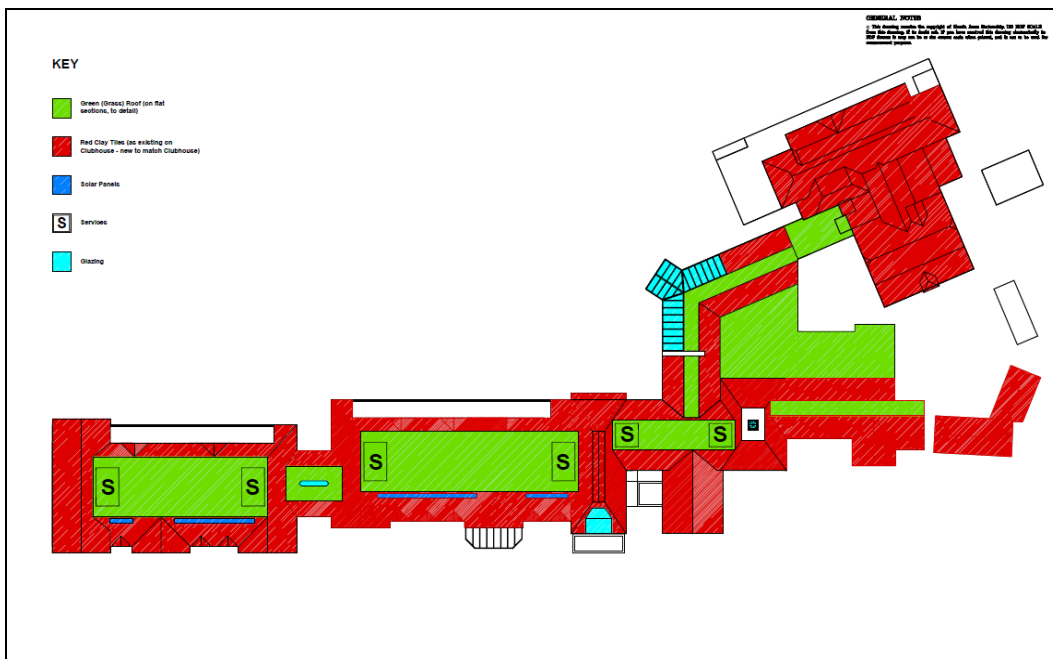
Proposed site plan and ground floor plan of hotel.



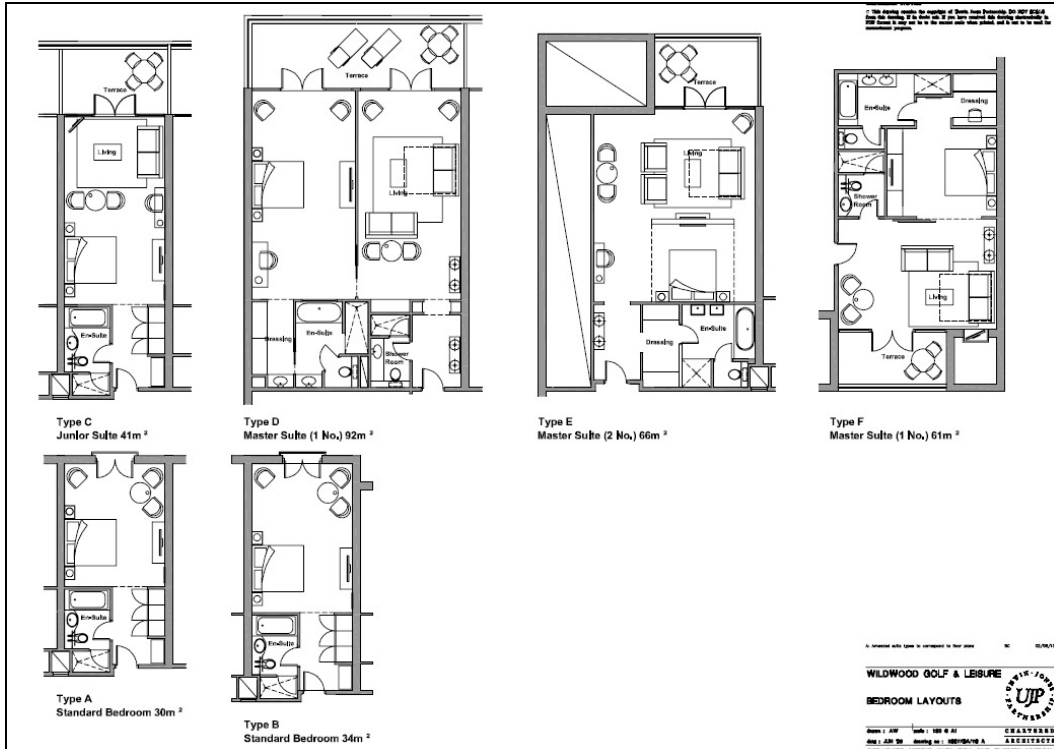
Proposed first floor plans of hotel.



Proposed second floor plans of hotel.



Roof plan of hotel.



Proposed hotel room layouts



Perspective views of the proposed hotel (front entrance view).



Artist's impression of the proposed hotel and existing clubhouse (rear view).



Artist's impression of the proposed hotel and existing clubhouse (rear / side view).

16 Woodland Golf Lodges

The proposed 16 woodland lodges (4 x 2 bed lodges and 12 x 3 bed lodges) and associated parking (25 spaces) would be located around the northern pond to the north west of the existing clubhouse. The Woodland Lodges would be two-storey in height and would offer family / group and / or individual occupancy, whilst also providing increasing hotel bedroom stock (up to 44 rooms (maximum)).

The external materials used would be red clay roofing tiles, red brown brickwork, stained boarding and glazing. Landscape / planting around the woodland lodges and associated parking area is proposed.

The proposed 2 bed woodland golf lodges would have the following dimensions (width, depth, height, external foot print and external floor area): 9.0 m, 12.4 m, 7.0 m, 94.0 sqm and 148.0 sqm.

The proposed 3 bed woodland golf lodges would have the following dimensions (width, depth, height, external foot print and external floor area): 9.0 m, 12.4 m, 7.65 m, 94.0 sqm and 188.0 sqm.

No formal amenity space associated with the individual woodland lodges is proposed.

The following renewable energy technologies would be used for the woodland lodges: ground source heat pumps.



Layout of the woodland golf lodges.



Elevations and floor plans of 3 bed and 2 bed woodland lodges respectively.

23 Academy Lodges

The proposed 23 academy lodges (22 x 2 bed lodges and 1 x 3 bed lodge) and associated parking (46 spaces) would be located on the existing academy

course, to the south west of the existing clubhouse and listed buildings and around the southern ponds. To the south of the proposed academy lodges would be the re-designed golf academy course / practice area. The Academy Lodges would be two-storey in height and would available for longer term 'golf training breaks', whilst also providing increasing hotel bedroom stock (up to 47 rooms (maximum)). Six lodges would have decks that extend over the pond.

The external materials used would be red clay roofing tiles, red brown brickwork, stained boarding and glazing. Landscape / planting around the academy lodges and associated parking area is proposed.

The proposed 2 bed detached academy lodges would have the following dimensions (width, depth, height, external foot print and external floor area): 8.3 m, 16.8 m, 7.5 m, 95.0 sqm and 164.0 sqm.

The proposed 2 bed terraced academy lodges would have the following dimensions (width, depth, height, external foot print and external floor area): 5.5 m, 13.0 m, 7.35 m, 68.25 sqm and 124.5 sqm

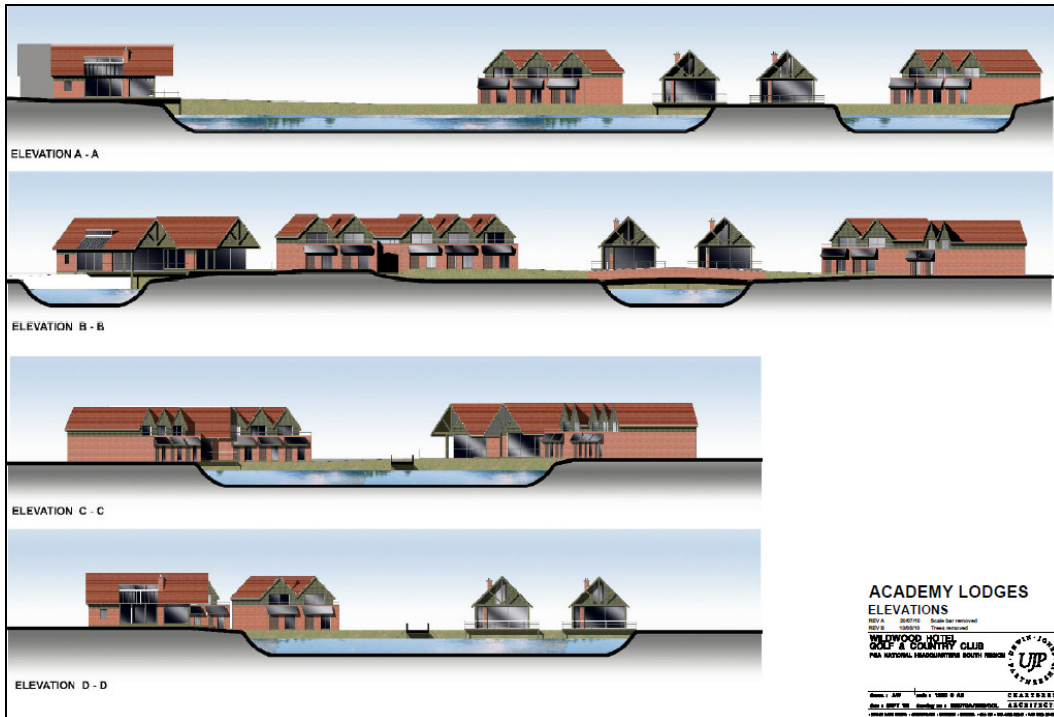
The proposed 3 bed terraced academy lodge would have the following dimensions (width, depth, height, external foot print and external floor area): 10.0 m, 13.0 m, 7.35 m, 68.25 sqm and 156.5 sqm.

No formal amenity space associated with the individual academy lodges is proposed.

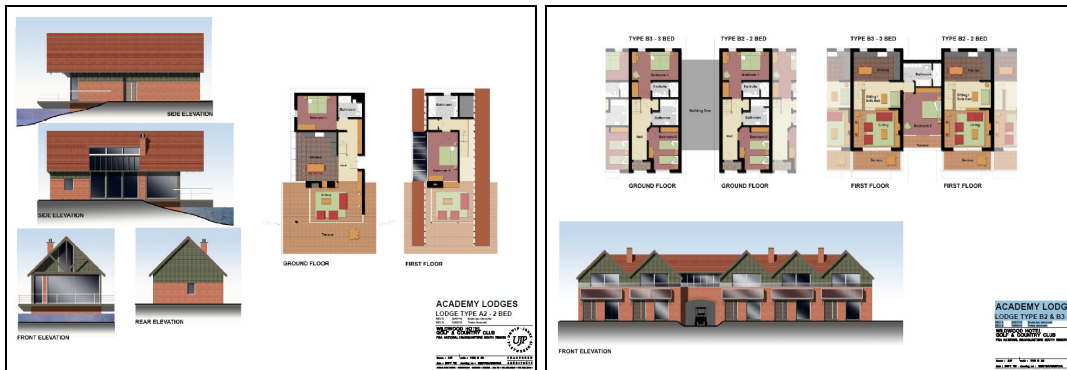
The following renewable energy technologies would be used for the academy lodges: ground source heat pumps.



Layout of the academy lodges and + associated parking.



Elevations of academy lodges.



Elevations and floor plans of the 2 bed and 3 bed woodland Lodges.



Artist's impression of the academy lodges

Golf Academy Lodge

The proposed golf academy lodge and associated parking (5 spaces) would be located to the south west of the existing clubhouse and listed buildings. The golf academy lodge would be two-storey in height and would comprise a Pro-shop with associated office, training area, store and toilets.

The proposed golf academy lodge would have the following maximum dimensions (width, depth, height, external foot print and external habitable floor area): 14.7 m, 11.5 m, 8.7 m, 145.5 sqm and 291.0 sqm.

The external materials used would be red clay roofing tiles, red brown brickwork, stained boarding and glazing.

The following renewable energy technologies would be used for the golf academy lodge: ground source heat pumps.



Location Plan of the Golf Academy Lodge + Associated Parking.



Elevations and Floor Plans of Golf Academy.

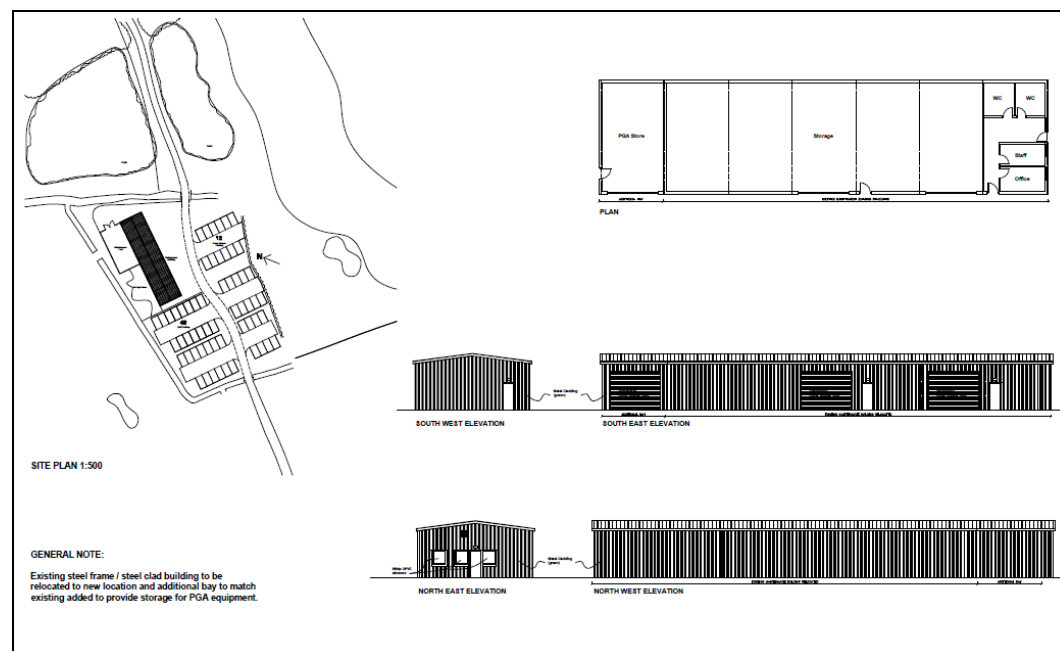
Maintenance Building and Yard

The existing maintenance building (plus additional bay) would be relocated to the east of the existing clubhouse and haybarn. Associated with the

maintenance building (plus additional bay) would be a parking area (46 spaces for staff / overflow car park and 12 spaces for green keeper).

The relocated maintenance building (plus additional bay) would comprise store area, PGA store, office, staff room and toilets. The maintenance building (plus additional bay) would have the following maximum dimensions (width, depth, height and external foot print): 36.5m, 9.3m, 4.3m and 315.0 sqm.

The external materials used would be green steel cladding. Landscape / planting around the maintenance building and yard and associated parking area is proposed.



Location plan, elevations and floor plans of the maintenance building and yard and associated parking.

The application is accompanied by the following:

- Design and Access Statement,
- Planning Statement (including an Assessment of Potential Alternative Sites),
- Flood Risk Assessment,
- Transport Assessment, Travel Plan and Technical Note,
- Sustainability Statement,
- Renewable Energy Statement,
- Statement of Community Involvement,
- Letter from Bakewell Hospitality Consultants and associated information,
- Letters of support from the PGA,
- Letter of interest from Hilton Worldwild
- Environmental Statement – Non technical Summary,
- Environmental Statement – Volume 1: Text and Figures
 - Chapter 1: Introduction
 - Chapter 2: Approach to the Assessment

- Chapter 3: The Existing Site and Surroundings
- Chapter 4: Consideration of Potential Alternatives and Description of the Proposed Development
- Chapter 5: Planning Policy Context
- Chapter 6: Transport
- Chapter 7: Air Quality
- Chapter 8: Noise and Vibration
- Chapter 9: Lighting
- Chapter 10: Biodiversity, Landscape and Visual Impacts
- Chapter 11: Flood Risk, Drainage, Water Quality and Water Resources
- Chapter 12: Ground Conditions and Contamination
- Chapter 13: Cultural Heritage (as amplified)
- Chapter 14: Socio-Economic and Community Effects
- Chapter 15: Cumulative Effects
- Chapter 16: Summary of Mitigation and Conclusions
- Environmental Statement – Volume 2: Appendices.
 - Chapter 1: Introduction
 - Chapter 2: Approach to the Assessment
 - Chapter 3: The Existing Site and Surroundings
 - Chapter 4: Consideration of Potential Alternatives and Description of the Proposed Development
 - Chapter 5: Planning Policy Context
 - Chapter 6: Transport
 - Chapter 7: Air Quality
 - Chapter 8: Noise and Vibration
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 - Chapter 13: Cultural Heritage
 - Chapter 14: Socio-Economic and Community Effects
 - Chapter 15: Cumulative Effects
 - Chapter 16: Summary of Mitigation and Conclusions

Submissions in Support

Within the submitted documents, the applicants state that the proposed development would provide a number of benefits:

- Unique opportunity for Waverley, Wildwood Golf and Country Club and the PGA.
- The proposed development would meet the PGA's national and regional future objectives and needs regarding the promotion of golf in the UK and Ireland. A 25-year lease agreement would be completed between the PGA and Wildwood Golf and Country Club should permission be granted.
- Wildwood is the only site to meet the future needs of the PGA for a new regional headquarters, a training centre of excellent and on-site hotel

accommodation – Site Selection Assessment undertaken. Existing facilities at Clandon Regis Golf Club near Guildford do not meet the future needs of the PGA's role or aspirations in South Region of the UK.

- The proposed development would help to secure the future and economic viability of Wildwood Golf and Country Club and meet the unsatisfied demand.
- Quantum of development / critical mass of rooms determined by the hotel operator's requirements, needs of the PGA and the operation of Wildwood as a tourist destination.
- There is a demand for a large-scale tourism and leisure development of this type within the countryside from businesses / organisations, which at present cannot be met.
- There is a lack of visitor accommodation outside the settlements within the Borough.
- The proposed development has been designed to respect the rural vernacular and the setting of the nearby listed buildings and to integrate well with the existing clubhouse, golf course and landscape.
- The proposed hard and soft landscaping will substantially improve the visual appearance of the site.
- Tangible benefits to the economy, employment, tourism, education, leisure and sport facilities:
 - Economic and Employment Benefits:
 - Creation of 110 full time and 39 part time 'operation' jobs and construction jobs,
 - Salaries and wages will inject 2.36m into the local economy,
 - Direct and indirect employment and multiplier effects of £3.345m will be injected into the local economy annually,
 - Benefits to local services and nearby visitor accommodation due to increase in trade from proposed development.
 - Tourism Benefits:
 - Provision of a significant PGA facility and development for the south,
 - Provision over night accommodation to meet local demand and need,
 - Additional tourism spent in the south and Waverley,
 - Tourism can contribute to the economic and social well of the communities – provide of jobs
 - Educational and Community Benefits:
 - Proposal will help provide skills, training and lifelong learning opportunities to individuals
 - Local schools, college and other community bodies able to use the proposed leisure facilities (golf and spa) and introduction of golf to the wider community,
 - Sport and Leisure Benefits:
 - The improved leisure and sport facilities will assist with health and general welfare of the wider community,
- Proposed development will reduce CO₂ emissions and the carbon footprint of PGA members (146 tons per annum) by reducing the need

to travel to 'The Belfry' in the Midlands, increase accessibility to the proposal through others means of transport / travel (delegated buses and transfer facilities / car sharing) and on-site accommodation reduces the need to travel to and after golfing events. The location of accommodation off site would be unsustainable and impractical,

- Significant landscape, biodiversity and ecology benefits / improvements.

Relevant Planning History

WA/2010/1884	Application for Listed Building Consent for alterations to existing barn (to facilitate proposals being considered under planning application WA/2010/1489).	Pending
WA/2010/0688	Application for a new planning permission to replace an extant planning permission WA/2007/0386 (demolition of existing buggy/golf academy building, office/buggy store, stable block and portable building; erection of a building to provide 4 golf lodges (to provide overnight accommodation for golfers) and replacement golf academy / office building ancillary to the existing golf club operation) to extend time limit for implementation.	Full Permission 15/07/2010 Extant Not implemented
WA/2007/0386	Demolition of existing buggy/golf academy building, office/buggy store, stable block and portable building; erection of a building to provide 4 golf lodges (to provide overnight accommodation for golfers) and replacement golf academy/office building ancillary to the existing golf club operation.	Full Permission 18/05/2007
WA/2004/1641	Outline application for the erection of a hotel.	Refused 15/09/2004
WA/2002/1731	Erection of a two-storey extension to existing clubhouse following demolition of existing extension.	Full Permission 10/09/2003
WA/2002/0669	Erection of a two storey extension of approximately 690 sq m following demolition of an existing extension.	Withdrawn 02/04/2003
WA/2001/1967	Resiting and reconstruction and alterations of existing office/games	Full Permission 29/11/2001

	room to provide buggy store, garage and ancillary golf club office accommodation.	
WA/2000/2143	Application for Listed Building Consent for the erection of an extension to provide car port.	Withdrawn 29/01/2001
WA/2000/2142	Erection of an extension to provide car port.	Withdrawn 29/01/2001
WA/2000/1720	Provision of new entrance gates (as amended by letter dated 27/10/00 and plan received 30/10/00).	Withdrawn 23/11/2000
WA/2000/0613	Overcladding of existing greenkeepers/golf buggy store.	Full Permission 23/06/2000
WA/2000/0592	Application for Listed Building Consent for internal and external alterations to existing ladies changing rooms and professional shop area (as amended by letters dated 26/06/00 and 17/07/00 and plans received 18/07/00).	Consent Granted 03/08/2000
WA/2000/0591	Alterations to elevations (as amended by letters dated 26/06/00 and 17/07/00 and plans received 18/07/00)	Full Permission 03/08/2000
WA/2000/0540	Erection of a two storey extension of approximately 880 sq.m to existing clubhouse following demolition of an existing two storey extension (as amended & amplified by letters dated 26/06/00 & 18/08/00 ; document received 21/08/00 & plans received 21/08/00)	Full Permission 19/06/2001
WA/2000/0405	Construction and provision of a nine-hole practice area (as amended and amplified by letters dated 26/06/00, 31/07/00, 17/08/00, 02/10/00 and 15/11/00; landscape statement received 31/07/00; and plans received 31/07/00, 09/10/00 and 16/11/00)	Full Permission 16/02/2001
WA/2000/0229	Outline application for the redevelopment of site following demolition of all existing buildings to provide 22 dwellings with associated works together with the relocation of golf club car park.	Withdrawn 03/04/2000

WA/1996/0006	Erection of an extension to clubhouse and erection of a detached pavilion to provide changing room (amended by letter and plans received 11/03/96).	Full Permission 18/03/1996
WA/1994/0563	Alterations to part of existing trolley store to provide ancillary workshop.	Full Permission 31/05/1994
WA/1994/0461	Erection of a two storey building to provide clubhouse with changing rooms, dining room, bars, kitchen and gymnasium (as amplified by letter dated 13/04/94 and drawings received 25/04/94 and amended by letters dated 06/05/94, 11/05/94 etc.	No Further Action 07/11/1995
WA/1992/1158	Erection of a building to provide greenkeepers machinery store, workshop, office and rest room.	Full Permission 23/10/1992
WA/1992/0910	Erection of a single storey extension and retention of conservatory (as amended by letter and plans received 13/08/92).	Full Permission 28/08/1992
WA/1992/0636	Erection of a building to provide trolley store (as amended by plans received 16/06/92).	Full Permission 26/06/1992
WA/1992/0241	Construction of car park and landscaping (as amended by letter dated 07/04/92 and plans received 07/04/92).	Full Permission 21/04/1992
WA/1992/0035	Resiting of stable block to provide Greenkeepers store (as amended by letter dated 07/04/92 and plans received 07/04/92).	Full Permission 21/04/1992
WA/1990/2006	Construction of drainage pond.	Full Permission 18/03/1991
WA/1990/2005	Erection of a two storey building to provide clubhouse with changing rooms, dining room, bars, kitchen and gymnasium.	No Further Action 31/03/1991
WA/1989/1903	Application for Listed Building Consent for conversion of barn and cart shed to form reception area, professional's shop and trolley store to serve proposed 18 hole golf course.	Consent Granted 27/06/1991
WA/1989/1764	Change of use of farmland and existing listed barns to provide sports and	Full Permission 26/07/1991

	recreation facilities including an 18 hole golf course and clubhouse together with ancillary accommodation & relocation of livery.	
WA80/1025	Erection of a single pitched roof to existing kitchen and erection of a single storey flat roof to form a utility room	Full Permission 24/07/1980
WA74/1175	Erection of dwelling for occupation by agricultural worker (outline)	Refused 10/02/1975
HM/R11660	Erection of covered yard & Implement shed	Approve 12/12/1960

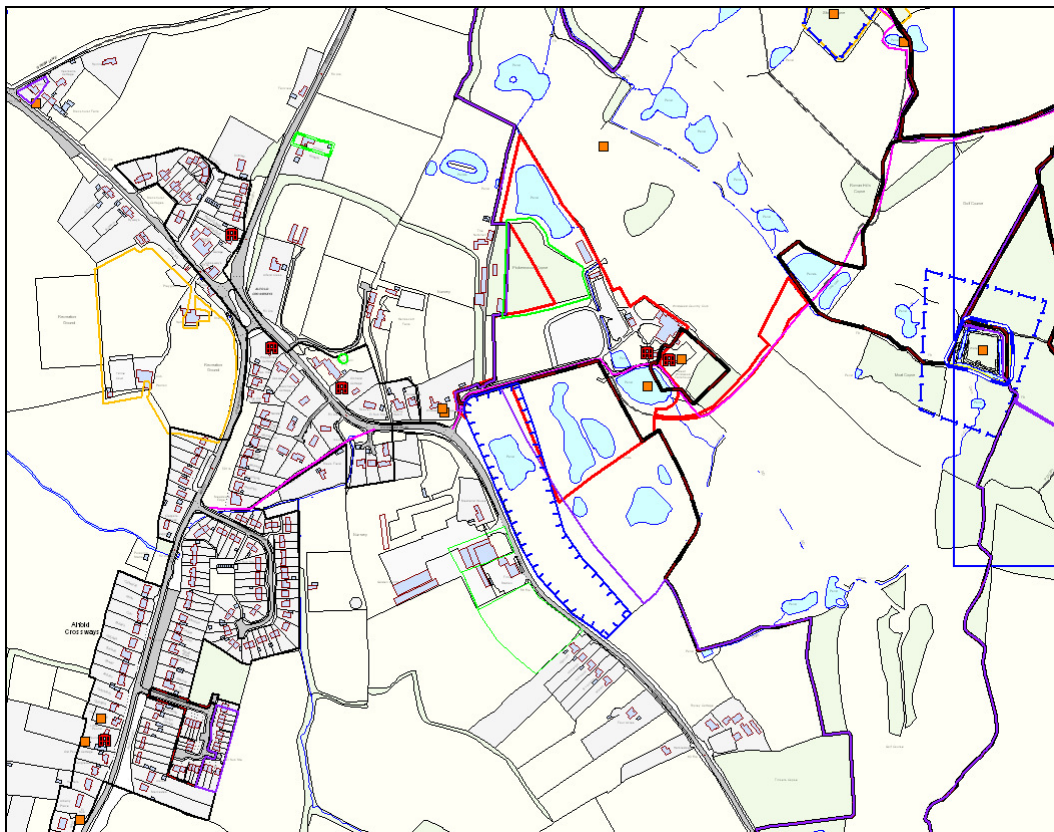
Wildwood Golf and Country Club was established following the grant of planning permission (WA/1989/1764 - Change of use of farmland and existing listed barns to provide sports and recreation facilities including an 18 hole golf course and clubhouse together with ancillary accommodation & relocation of livery) in 1991.

Subsequent permissions have been granted for a two-storey clubhouse, ancillary buildings, car parking area and a nine hole practice area and implemented. There is an extant planning permission under WA/2010/0688 for the erection of 4 ancillary golf lodges following the demolition the existing buggy/golf academy building, office/buggy store, stable block and portable building.

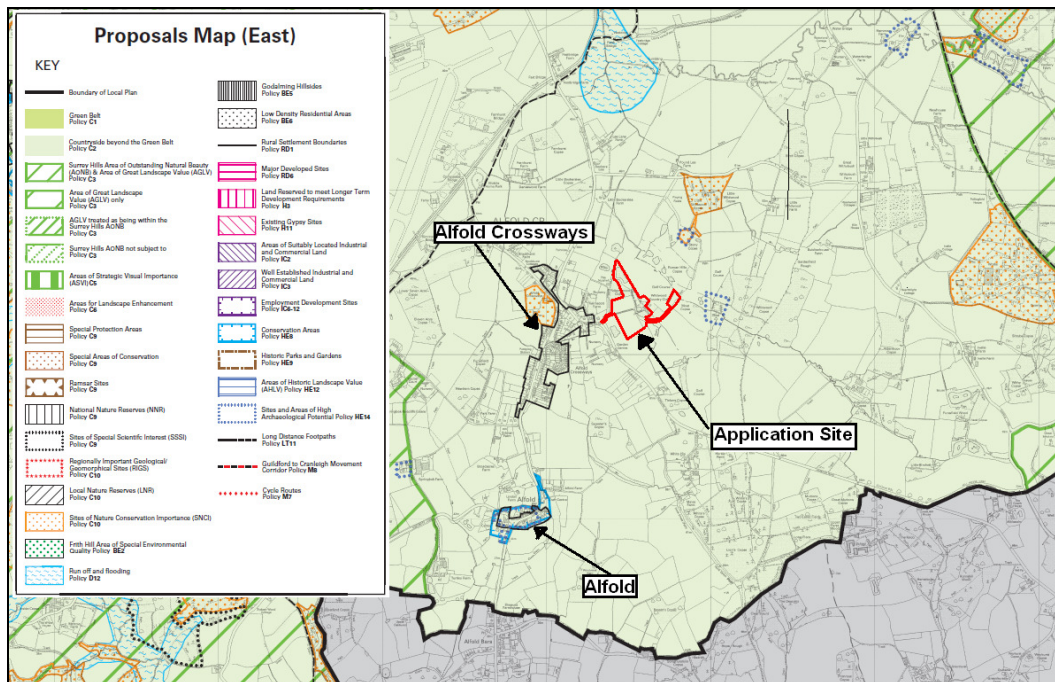
Outline permission (WA/2004/1641) for the erection of a hotel was refused in 2004 on land to the south east of the application site.

Planning Policy Constraints

- Countryside beyond the Green Belt (outside of any settlement),
- Grade 2 Listed Building (Haybarn at Great Wildwood Farm),
- Grade 2 Listed Building (Great Wildwood Farm House),
- Tree Preservation Order (Order No. 17/10),
- Ancient Woodland – Pickenswood Copse,
- Public Footpath (Ref 1:403a / 1:403),
- Heritage Feature (Pond - Ref 1:7 / Ref 2: 0022),
- Area subject to special advertisement control
- Potentially contaminated land,
- Article 4 Direction (2) Land adjacent to Wildwood Golf Club, Alford Ref 1: P
- Section 106 Agreement – WA/2000/0540,
- Section 106 Agreement – WA/2002/1731.



Location plan showing application site, planning constraints and the surrounding area



Local plan proposals map showing application site, rural settlements of Alfold and Alfold Crossways, planning constraints and the surrounding area.

National and Development Plan Policies

- PPS1 – Delivering Sustainable Development
- PPS4 – Planning for Sustainable Economic Growth
- PPS5 – Planning for the Historic Environment
- PPS7 – Sustainable Development in Rural Areas
- PPS9 – Biodiversity and Geological Conservation
- PPG13 – Transport
- PPG17 – Planning for Open Space, Sport and Recreation
- PPS22 - Renewable Energy
- PPG23 – Planning and Pollution Control,
- PPS24 – Planning and Noise
- PPG25 – Development and Flood Risk

Policies D1, D2, D3, D4, D5, D6, D7, D9, C2, C7, C10, HE3, HE10, HE14, HE15, LT7, M1, M2, M4, M5, M9, M14 and M17 of the Waverley Borough Local Plan 2002

Policies SP1, SP2, SP3, CC1, CC2, CC3, CC4, CC6, CC7, CC8, RE1, RE2, RE3, RE4, RE5, RE6, T1, T2, T4, T5, T7, NRM5, NRM7, NRM9, NRM10, NRM15, NRM16, W2, M1, C4, C6, BE6, TSR2, TSR3, TSR5 and S5 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies)

Good Practice Guide on Planning for Tourism.

Consultations and Town/Parish Council Comments

Alfold Parish Council – There was some concern and whilst they have decided there is no objection to the application in principle, they would not want it to set a precedent for other substantial development in Alfold or to be used as a spring board for further such development.

The Council considers that it is essential that the involvement of the PGA is tied in with any permission as far as commercially viable and would rely on the planners to take steps to ensure that.

The Council is satisfied that previous concerns regarding roof height have been addressed and that steps have been taken to address the parking issue, however we would ask that more parking be provided if space is available.

The Council is concerned that the existing internal road, which is single lane with passing places, is inadequate and should be widened to two lanes in order for it to accommodate the inevitable construction traffic and coaches visiting the site.

Regarding the A281, the Council would like to see appropriate traffic calming measures to minimize the effect on the junction with the entrance to the site and would ask whether planners can impose this. The Council is particularly mindful of the need to address the hazard of the sharp bend for traffic approaching from Guildford in light of recent accidents in that area. The Council would also like the planners to consider the possibility of staggering the volume of traffic using the A281 bearing in mind the weight of traffic during rush hours.

The final point of concern is the noise and light environmental pollution, which will emanate from functions, which is a concern for nearby residents, and we would ask the planners to address this.

Guildford Borough Council – No comments received.

Chichester District Council – No objection. The development of overnight accommodation and golf facilities will generate some additional employment, which may offer job opportunities for some local residential, including in Chichester District.

Horsham District Council – No significant comments to make on the application. Application to be determined in accordance with relevant Development Plan Policies and material considerations.

Environment Agency – No objection. Conditions and informative recommended.

Surrey Wildlife Trust – No objection. Conditions and informatives recommended. Further views from the Surrey Wildlife Trust are being sought regarding the impact of the proposed Woodland Golf Lodges and associated access route on the Ancient Woodland.

English Heritage – No comments to make.

South East England Tourist Board – There is a demand for this proposed development and there will be economic benefits for surrounding area in the form of newly created jobs and additional spending by increased numbers of visitors.

Campaign to Protect Rural England (CPRE) – Objects. Proposal would have a detrimental visual impact onto rural character of the countryside, due its size and scale. Proposal is not located in a sustainable location for a major development of this type. The site is not suitable for permanent large-scale visitor accommodation. Concern raised regarding the long term economic viability of the proposal and what would happen if the business plan failed.

Sport England – No objection.

Health and Safety Executive – No comments received.

Thames Water – Conditions and informatives recommended.

Surrey Economic Partnership – No comments received.

South East England Partnership Board - No comments received.

Department For Environment, Food and Rural Affairs (DEFRA) – No comments received.

National Trust – No comments received.

Woodland Trust – Concerns raised regarding potential adverse impacts of the proposed development upon Pickenswood Copse (an Ancient Woodland), due to the proximity of the Woodland Lodges to the woodland.

County Highway Authority – Objects. The location of the proposed development and level of non car infrastructure in the vicinity of the site is likely to lead to a car reliant form of development contrary to the aims of PPG13 – Transport and Policy M1 (The Location of Development) of the Waverley Borough Local Plan 2002.

County Rights of Way Officer – Not yet received - to be reported orally.

County Education Department – No comments received.

County Archaeologist – Condition recommended.

Council's Tree and Landscape Officer – Objects. Impact onto Countryside beyond the Green Belt, loss of trees due to the development, juxtaposition of trees to the development and pressure on woodland subject to TPO due to the development.

Council's Historic Building Officer – Objects. Proposed development would have a detrimental impact upon the character and setting of the haybarn (a grade II listed building) and the setting of the nearby Farm House (a grade II listed building).

Council's Environmental Health Officer (contamination) – Conditions recommended.

Council's Environment Health Service– Conditions recommended.

Council's Air Quality Officer – No objection. Conditions recommended.

Other Considerations:

Council's Head of Leisure Service – Supports the proposed development. The proposal would support and promote facilities that encourages sport and physical activity. The proposed facilities and opportunities will enhance the standard of golf performance in the Borough.

Representations

8 letters have been received (from 7 households) raising objection on the following grounds:

- Significant overdevelopment of this rural site in the countryside,
- Size, scale and layout of proposed development out of keeping,
- Proposed lodges would be large in size, highly visible and out of keeping,
- Future concerns if the development fails – use of the lodges as residential dwellings,
- Principle of development could be acceptable if just hotel element (i.e. no lodges),
- Site located in a remote area with no real transportation links,
- Highway safety and congestion issues,
- Travel plan unrealistic,
- Impact upon walkers / users of the public footpath,
- Impact on listed buildings,
- Impact upon amenity (noise and light pollution),
- Construction concerns if permission were granted,
- Impact upon protected species,
- Previous application for a hotel refused,
- Hotel industry jobs created would be low paid and would not encourage local people to work there,
- Site already has permission for small lodges for golfers,
- Not a top golf course.

239 letters (from a wide geographic area) have been received expressing support on the following grounds:

- Exciting and prestigious opportunity for Cranleigh / Alfold and surrounding area,

- High quality development,
- Proposed development will enhance the character of the area,
- No visual impact from the highway (A281)
- Tourism benefits - will provide much needed hotel accommodation,
- Economic benefits – jobs created, employment, business opportunities / growth and local investment,
- Proposed development will benefit the PGA and the PGA Junior Programme,
- Leisure benefits – Improved leisure facilities and will encourage health and fitness,
- Proposal development would benefit Wildwood Golf Club and the existing golf course.

Determining Issues

- Principle of Development
- Character of the Area, Impact upon the Countryside, Visual Impact and Landscape Issues
- Highway Issues
- Historic Buildings Issues
- Heritage / Archaeological Issues
- Tree, Landscape and Ecology Issues
- Amenity Issues
- Flooding Issues
- Contamination and Water Quality Issues
- Summary for Alternatives Considered for this Development

Planning Considerations

Principle of Development

Paragraph 1 of PPS 1 is a useful reminder of the guiding thrust of planning activity:

“Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people’s lives and helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone. But poor planning can result in a legacy for current and future generations of run-down town centres, unsafe and dilapidated housing, crime and disorder, and the loss of our finest countryside to development.”

The application site is located within the Countryside beyond the Green Belt (outside any settlement) wherein Policy C2 states that the countryside will be protected for its own sake. Building in the open countryside away from existing settlements will be strictly controlled. PPS 4 states that local planning authorities should ensure that the countryside is protected for the sake of its

intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.

Small scale forms of leisure and tourism development within the Countryside beyond the Green Belt may be acceptable providing that they do not prejudice the character and amenity of the countryside and are incidental to the existing outdoor recreation activities. PPS4 states that planning authorities should support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites.

The application site contains and is adjacent to Grade II Listed Buildings (Haybarn at Great Wildwood Farm and Great Wildwood Farm House respectively); the Council will seek high design standards in order to ensure the settings of these historic buildings are not harmed and that all new development is appropriate in terms of siting, style, scale, height, massing, colour, materials and detailing.

Part of the site is within an Area of High Archaeological Potential and as such the proposal must comply with the archaeological requirements of Policies HE14 and HE15 of the Local Plan.

There are heritage features within the application site; the Council will seek to preserve identified heritage features in accordance with Policy HE10 of the Local Plan. PPS5 confirms that planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.

Part of the application site contains a section of Ancient Woodland (Pickenswood Copse), which is also subject to a Tree Preservation Order. The impact of the proposed development on the protected trees will be taken into account in this assessment.

The site is within an area of potentially contaminated land. PPS23 requires that the Council should satisfy itself that the potential for contamination and any issues arising properly assessed and that the development incorporates any necessary remediation and subsequent management measurements to deal with unacceptable risks.

Bearing in mind the use, location, size and scale of the proposed development, the impact on highway safety and capacity will be considered by County Highway Authority.

Policy LT7 of the Local Plan states that tourism related development in the Countryside will only be permitted where it is of a nature, scale, design, and character suited to its proposed location. PPG 17 (Planning for open space,

sport and recreation) states that developments will require special justification if they are to be located in open countryside and should be designed and sited with great care and sensitivity to its rural location. PPG17 does support enhancing the range and quality of existing facilities.

An Environmental Impact assessment (EIA) is required to ensure that the likely significant effects (both direct and indirect) of a proposed development are fully understood and taken into account before development is allowed to go ahead.

Development will not be permitted where it would result in material detriment to the environment. The Council will seek, as part of a development proposal, to resolve or limit environmental impacts. This may include the submission of assessments to determine the risk to the development, the likely effects of the development on risk to others, whether mitigation is necessary, and if so, whether it is likely to be effective and acceptable.

Character of the Area, Impact upon the Countryside, Visual Impact and Landscape Issues

National and local plan policy provides support for leisure and tourism development in rural areas, but underlying all policy is the protection of the intrinsic rural character and beauty of countryside.

The submitted documentation states that Wildwood is the only golf club in a central position within the southern regional to meet the future needs of the PGA for a new regional headquarters, a training centre of excellent and on-site hotel accommodation (an assessment of 98 golf clubs undertaken). It is also stated that the proposal is needed to secure the future viability of Wildwood and meet the unsatisfied demand for facilities (overnight accommodation, function rooms and associated uses).

The proposed development comprises a vast amount of new built form within the open countryside (outside any urban area) and would represent a material and significant departure from adopted policies, which seek to protect the rural character and openness of the countryside. The proposed development would be visible from the public footpath (Ref 1:403a / 1:403) and the golf course and views of the proposed development would also be achieved from the Horsham Road (A281). Officers consider that the proposed development would be visible, prominent and extensive and would have an urbanising effect within this predominantly open, flat and rural landscape setting (day and night) when viewed from this locations. The landscape framework and improvements proposed do not outweigh or mitigate the significant environmental visual impact of the proposal, which would be detrimental to the rural character and landscape of countryside.

The principle of the proposed development could only be supported, were members persuaded that there are exceptional grounds and benefits to justify the development (see summary of submission in support above). Officers recognise that the proposed development would have tangible and wider

community benefits and understand the development 'package' the subject of this application. However, these benefits need to be balanced against adopted policies, which seek to protect the rural countryside character and landscape.

Officers remain concerned about the extent, scale and mass of the development proposed in this rural countryside location. However, the harm caused balanced against the benefits of the scheme is a matter of judgement for members to consider.

Within the submitted documentation, it is stated that the size and critical mass of the hotel and number lodges (175 rooms total) are determined by the needs of the PGA and Wildwood Golf and Country Club, the operator's requirements (to meet demand and ensure commercial viability) and the demands of the various and diverse proposed users (golfers, non-golfers, corporate users, families and wedding guests).

Within the submitted documentation, it is stated the proposal requires a critical mass of rooms in excess of 100 so that the viability of the development is not compromised (this view is based on other existing golf hotels). The critical mass of rooms proposed (175 rooms) is required by the PGA and Wildwood to accommodate the highest numbers of attendees at training, tournament and corporate golf events (approximately 150 - 200 golfers / guests are in attendance for such events according to the submitted documentation). The submitted documentation also predicts that the average occupancy level would be 70.5%, which is slightly higher than the industry average for existing golf hotels (69.2%), due to the proposed relationship with the PGA.

This information is helpful in terms of providing a justification for the necessary numbers of room numbers for the proposed development to be successful based on existing case studies and the needs of the PGA and Wildwood. However, no comprehensive business plan showing that the proposed development would be economically viable in the long term has been submitted for the Local Planning Authority to assess. This information would have been helpful to alleviate concerns regarding the long-term viability of the development. In addition, the submitted information fails to fully justify in detail or fully demonstrate the size, scale and mass of the proposed development or the need and dimensions of some of the individual components proposed.

No objection is raised to the proposed Surrey vernacular design approach and materials taken. However, as mentioned above officers remain concerned about the extent, size, scale and mass of the development, which would be out of character with traditional Surrey buildings and the need and dimensions of some of the individual components proposed in this rural countryside location. The proposed development would have an approximate site coverage equivalent to half the size of Alford Crossways settlement, which is of particular concern, along with the significant unbroken width and proportions (height, bulk and mass) of the hotel block, that some of the lodges have similar dimensions / floor areas to that of modern 4 / 5 bedroom

dwellings and the need for the Golf Academy Lodge given the facilities in the existing clubhouse and proposed hotel element.

Taking into consideration the above, officers are not convinced that the tangible and wider community benefits of the proposed development outweigh the significant harm to the countryside and landscape, which would be created by the extent, size, scale and mass of the proposed development.

It is considered that the proposed development would have a likely significant environmental effect upon the rural character and landscape of the countryside.

Highway Issues

The County Highway Authority raises no objection on highway safety or congestion grounds and is satisfied that there is adequate visibility at the junction of the access of the proposed development with Horsham Road (A281).

Concerns are, however, raised by the County Highway Authority regarding the unsustainable location of the development, which is in open countryside outside any settlement area and one with limited access by non-car modes.

A proposal to encourage corporate tourism in an inherently unsustainable location is contrary to government advice on sustainability. The application of principles of sustainability in relation to tourism requires the ability to have a choice of modes of transport and to reduce the need to travel.

The proposed development, if permitted, would attract customers on non-golf breaks and conferences to a hotel in a rural location when room capacity is not taken up by customers on organised golf events.

The applicants' case is that the only sustainable location for over night golf accommodation is next to the golf course; that the site is centrally located within the PGA's southern region and that the need for PGA members to travel to The Belfry within the Midlands will be reduced. The submitted Travel Plan involves the funding and marketing of a mini bus service for visitors, guests and staff. The applicant further states that the proposal delivers sustainable development through the efficient use of land by providing PGA offices and accommodation on the same site as the existing golf course.

The criteria set out in Section 5 of the Good Practice Guide on Planning for Tourism encourage accessibility to a wider range of people than can be offered by the motor car alone.

Adopted national and local policy directs tourist accommodation and leisure development towards existing settlements. Officers acknowledge that the site meets specific selection criteria adopted by the PGA and the proposal enhances an existing leisure facility in the golf course. The course, and space required to facilitate such a development are generally not found within the

developed areas of the Borough. On the basis of these site-specific circumstances, officers do not consider the concern regarding the unsustainable location is in itself sufficient to warrant a reason of refusal. Notwithstanding this, the unsustainable location of the site is identified as a planning disadvantage to be put into the scale when weighing the benefits resulting from the proposal.

No significant environmental effects upon highway safety or congestion are anticipated.

Historic Buildings

A Grade 2 Listed Barn (Haybarn at Great Wildwood Farm) is contained within the application site. Adjoining the site directly to the south-east is a Grade 2 Listed Building (Great Wildwood Farm House). The relationship between the Farmhouse and Haybarn is strong and is an indication of each other's significance.

The submitted Environment Statement (Chapter 13 – Cultural Heritage) concludes that the proposed development would have a neutral to minor effect upon the settings of the Great Wildwood Farm Haybarn and the Great Wildwood Farmhouse (both grade II listed). The officers do not concur with these findings.

The statutory test for the consideration of applications involving listed buildings is contained in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

It is important to have regard to this test in the consideration of the current application.

The proposed hotel element of the development would be located directly to the north of the listed Haybarn. It is considered that the height, scale and mass of the proposed development would have a damaging effect upon the setting and significance of both the existing Great Wildwood Farm Haybarn and Great Wildwood Farmhouse contrary to PPS5 and Policy HE3. The proposed hotel building would dwarf the Great Wildwood Farm Haybarn and the existing historic relationship between the Great Wildwood Farm Haybarn and the Great Wildwood Farmhouse would be significantly affected.

It is considered that the proposed development would have a likely significant environmental effect upon the setting of historic buildings.

Heritage / Archaeological Issues

The Environment Statement (Chapter 13 – Cultural Heritage) includes an archaeological assessment due to the size and location of the application site within an Area of High Archaeological Potential. The report concludes there would be no significant impacts on heritage features and any discoveries during construction would trigger a programme of work, which mitigates any impact to the archaeological and cultural heritage resources.

The County Archaeologist has raised no objection to the proposal subject a condition.

The proposed development is considered to preserve the nearby heritage features.

Tree and Ecology Issues

A section of Ancient Woodland (Pickenswood Copse), which is also subject of a Tree Preservation Order (TPO) is located within the application site (north west section of the site). Ancient Woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. PPS9 states that Local Planning Authorities should not grant planning permission for any development that would result in the loss of Ancient Woodland or its deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.

The Woodland Golf Lodges would be located directly to the north / north east of the Ancient Woodland. An access road serving the Woodland Golf Lodges is positioned through the northern section of the Ancient Woodland.

Officers and the Woodland Trust object to the proposal, as the proposed development (in particular the Woodland Golf Lodges and associated access route) do not appropriately respect the integrity of the Pickenswood Copse Ancient Woodland. The Pickenswood Copse Ancient Woodland contains a number of mature trees and historic landscape features and is an important countryside landscape feature.

The proposed development is not considered to be sensitive to the environmental constraints of the site and would result in the denudation of the protected woodland edge and trees and an unacceptable juxtaposition between the proposed development and the woodland / trees.

Further views from the Surrey Wildlife Trust are being sought regarding the impact of the proposed Woodland Golf Lodges and associated access route on the ancient woodland. An oral report will be made to the meeting.

It is considered that the proposed development would have a likely significant environmental effects upon Ancient Woodland (Pickenswood Copse) and protected trees.

Amendments to the Woodland Golf Lodges and associated access route should be considered to avoid the detrimental harm to the integrity Pickenswood Copse Ancient Woodland, should the principle of the development be acceptable.

Amenity Issues

The nature of the development is such that there will be no loss of natural light or privacy to adjoining neighbours, nor will there be disturbance from the emission of noise, light or vibration.

Concern has been raised with regards to noise and disturbance resulting from wedding receptions and other late night usage of the development. Officers note this concern but believe that it is the vested interest of the hotel operators to ensure that late night activities are controlled in such a way so as to minimise any potential impact on the amenities of guests staying on site. The application states that wedding events held at the proposed development are predicted to result in a low impact at the nearest noise sensitive property. Music played at such events would only occur within the conference/ballroom area where windows and doors would be kept closed and the building fabric should be sufficient to contain the majority of the noise. Should an acceptable scheme be forthcoming then it is considered that adequate conditions could ensure that residential amenities are protected in a satisfactory way.

Noise, dust and traffic impacts relating to the predicted 3.5 years construction phase could be managed through appropriate conditions if permission is granted. The site is of a sufficient size to ensure that impacts on the residential amenities of surrounding properties is minimal. Details relating to a method of construction and construction traffic management, could be adequately controlled via conditions. No significant effect upon amenity is anticipated.

Flooding Issues

A Flood Risk Assessment has been submitted with the application. The application site is located within Flood Zone 1, where the probability of flooding is low, less than 0.1% every year.

The Environment Agency has considered the application and has raised no objection subject to conditions and an informative. In view of these considerations, officers consider that there is no objection to the development on flood risk grounds.

Contamination and Water Quality Issues

PPS23 – Planning and Pollution Control requires that the Council should satisfy itself that the potential for contamination and any risk arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to deal with unacceptable risks.

The site contains areas of land with potential contaminated land issues. The Environment Statement (Chapter 12 Ground Conditions and Contamination) has identified the need to complete an intrusive investigation at the site due to potential problems with historic oil storage and infilling within the application site. Council's Environmental Health Officer (contamination) has recommended the appropriate contamination conditions. Having regard to this and the conclusions of the Council's Environmental Health Officer (contamination), officers raise no objection to the development on these grounds. It is not considered that the development would cause any likely significant effect upon contamination.

PPS23 requests that the impact of development upon water quality is considered. It is not considered that the development would cause any likely significant effect upon the water quality.

Summary for Alternatives Considered for this Development

As mentioned above, the application is accompanied by an Assessment of Potential Alternative Sites. This assessment concludes that there are no other locations within a 25-mile radius of Wildwood Golf and Country Club (98 golf clubs assessed), where the PGA could reasonably accommodate its requirements. The applicant states that in the absence of the application proposal, the associated needs will not be met, the associated benefits will not be delivered and the PGA's objectives will remain frustrated.

Conclusion

The application has raised a number of material planning issues, namely in respect of visual impact, historic buildings, Ancient Woodland, trees and likely environmental effects, which have been carefully considered.

The site is located within Countryside beyond the Green Belt, outside of any established settlement. The surrounding area is predominantly rural in character and the site includes features of significant ecological, landscape and cultural value.

The proposed development comprises a vast amount of new built form within the open countryside and would represent a material and significant departure from adopted policies, which seek to protect the rural character and openness of the countryside. The proposal would have a significant urbanising effect on the landscape, significantly altering the rural character of the area.

The proposed development would have tangible and wider community benefits on a number of levels. Officers recognise the importance of supporting a diverse and prosperous rural economy whilst protecting the rural character and as such have given careful consideration to the balance between development benefits and environmental impact.

There is clearly a judgement to be made between the tangible benefits of the proposed development against the harm to the countryside, the impact upon the setting of Historic Buildings and the impact upon protected trees to justify approval.

Officers consider that the extent, scale, mass and layout of the proposal do not have sufficient regard to the natural and cultural designations, which exist on site, resulting in significant adverse environmental impacts in terms of landscape, ancient woodland and the settings of the listed buildings. The proposed development would be contrary to PPS1, PPS4, PPS5, PPS7, PPG17, Policies D1, D4, D5, D6, D7, C2, C7, C11, LT7 and HE3 of the Waverley Borough Local Plan 2002 in its current form and Policies CC6, NRM7, C4 and BE6 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies).

In relation to environmental impact, and having regard to the assessments submitted, it is considered that the proposed development would have likely significant environmental effects upon the rural character and landscape of the countryside, the setting of historic buildings, Ancient Woodland (Pickenswood Copse) and protected trees. The likely effects of the proposed development are considered to be unacceptable.

Recommendation

That, subject to consideration of outstanding consultation responses and having regard to the information contained within the application, the accompanied Environmental Statement and responses to it, together with proposals for mitigation of environmental effects, permission be REFUSED for the following reasons:

1. Reason
The proposal conflicts with national strategic and local planning policy advice regarding the countryside beyond the Green Belt set out in PPS1, PPS4, PPS7, PPS9, PPG17, Policies C2, D1, D4 and LT7 of the Waverley Borough Local Plan 2002 and Policies CC6 and C4 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies). Within these areas the countryside is to be protected for its own sake and development in open countryside outside existing rural settlements is strictly controlled. The proposed development does not comply with the requirements of those policies.
2. Reason
The proposed development, due to its size, scale, mass, form, layout, prominent appearance and urbanising effect would materially detract from the rural and open character and appearance of the area in conflict with PPS1, PPS4, PPS7, PPG17, Policies C2, D1, D4 and LT7 of the Waverley Borough Local Plan 2002 and Policies CC6 and C4 of the South East Plan 2009 (subject to the letter to Chief Planning

Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies). The applicants' case in support (as submitted) is not considered to warrant exceptional grounds to justify the development.

3. Reason

Having regard to the fact that the haybarn and farmhouse are Grade 2 Listed Buildings of intrinsic architectural and historic interest, it is considered that the proposed development, by reason of its form, siting, design and relationship with the haybarn, would have fail to preserve the setting of these listed buildings and would materially detract from their architectural and historic interest. The proposal would therefore conflict with PPS1, PPS5, Policies D1, D4 and HE3 of the Waverley Borough Local Plan 2002 and Policies CC6 and BE6 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies).

4. Reason

The proposed development would result in the loss of and future pressure on Ancient Woodland (Pickenswood Copse) subject to a Tree Preservation Order. The loss of trees within the woodland would be detrimental to the visual amenity and character of the area. The proposal is therefore contrary to PPS9 and Policies C2, C7, C11, D1, D4, D5, D6 and D7 of the Waverley Borough Local Plan 2002 and Policies CC6, NRM7 and C4 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies).

5. Reason

The proposed development would result in the loss of trees, which are subject to a Tree Preservation Order, which would be detrimental to the visual amenity and character of the area. The proposal is therefore contrary to Policies D4, D6 and D7 of the Waverley Borough Local Plan 2002.

6. Reason

The proposed development would result in an unacceptable juxtaposition between it and adjacent important, trees which over time, is likely to result in pressure to lop or fell those trees. The proposal is therefore contrary to Policies D4, D6 and D7 of the Waverley Borough Local Plan 2002.