Correspondence received and matters arising following preparation of the agenda

**Item A2**

**WA/2019/0506**

**LAND AT BRANKSOME HOUSE, FILMER GROVE, GODALMING**

Update to the report

**Quality of Accommodation**

The below sets out the bedroom sizes and dimensions set against the Nationally Described Space Standards and demonstrates that the development complies in this respect.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>22.7</td>
<td>11.5</td>
<td>16.8</td>
<td>11.5</td>
<td>13</td>
<td>11.5</td>
</tr>
<tr>
<td>Length</td>
<td>6.3 (max)</td>
<td>2.75</td>
<td>4.9 (max)</td>
<td>2.55</td>
<td>3.43 (max)</td>
<td>2.55</td>
</tr>
</tbody>
</table>

**Update regarding Wealden Heaths Special Protection Area**

Two appeal decisions were received last week, whereby the inspector dismissed the appeals based on a lack of clarity about the impact on the Wealden Heaths Special Protection Area. Natural England who are a statutory consultee on development affecting a European Site (SPA or a SAC) have been consulted on the decisions and specifically the housing applications which are on tonight’s agenda, and have confirmed that taking into consideration the distance of these units from the SPA and the scale of the proposals that these developments would not alone or in combination with other developments cause a significant affect, and that an appropriate assessment would not be required. Whilst it is recognised that the Local Planning Authority is the competent authority/determining authority on this matter, on this basis of the advice received, it would not in officers opinion be reasonable to refuse tonight’s applications on the grounds of impact on the Wealden Heaths SPA and there is no need to undertake an appropriate assessment. There is no barrier to determining these applications based on the impact on the Wealden Heaths Special Protection Area.
This page is intentionally left blank