

To: All Members of the EASTERN
PLANNING
(Other Members for Information)

When calling please ask for:
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Date: 2 November 2021

Membership of the EASTERN Planning

Cllr Paul Rivers (Chairman)
Cllr David Else (Vice Chairman)
Cllr Christine Baker
Cllr Steve Cosser
Cllr Martin D'Arcy
Cllr Kevin Deanus
Cllr Patricia Ellis
Cllr Maxine Gale

Cllr Michael Goodridge
Cllr John Gray
Cllr Joan Heagin
Cllr Ruth Reed
Cllr Trevor Sadler
Cllr Liz Townsend
Cllr George Wilson

Substitutes

Cllr Paul Follows
Cllr Mary Forszyski
Cllr Jan Floyd-Douglass
Cllr Val Henry

Cllr Chris Howard
Cllr Nick Palmer
Cllr Richard Seaborne
Cllr Steve Williams

Dear Councillors

A meeting of the EASTERN PLANNING will be held as follows:

DATE: WEDNESDAY, 10 NOVEMBER 2021

TIME: 6.00 PM

PLACE: COUNCIL CHAMBER

The Agenda for the meeting is set out below.

Please note that due to current Covid restrictions, seating in the public gallery is extremely limited. This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

8.1 A1 - WA/2019/1095 LAND OPPOSITE MILFORD GOLF CLUB, STATION LANE, MILFORD (Pages 3 - 10)

Proposal

Approval of reserved matters, appearance, landscaping, layout and scale following outline permission granted under WA/2018/1815 for the erection of 190 dwellings (including 57 affordable) with provision of SANG (amended description) (as amended by plans and documents received 24/05/2021, 04/08/2021, 10/08/2021, 25/08/2021, 06/10/2021 and 07/10/2021).

Recommendation

That the reserved matters of layout, scale, appearance and landscaping be **APPROVED**, subject to conditions 1-11 and informatives 1-14.

For further information or assistance, please telephone Georgina Hall, Democratic Services Officer, on 01483 523224 or by email at Georgina.Hall@waverley.gov.uk

EASTERN PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2019/1095

LAND OPPOSITE MILFORD GOLF CLUB, STATION LANE, MILFORD

Additional representations

9 additional representations, raising objection, have been received since the completion of the officer report. These mostly reiterate their original objections. One additional question was raised questioning whether the Environment Agency have considered the flood risk on the site.

Officer comment: The Environment Agency have now reviewed the hydraulic modelling and raise no objections to the proposal.

Update to the report

Paragraph 13 (Pages 52 and 53), third and fourth paragraphs can now be deleted, and the following paragraph can be inserted:

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of the 1st of April 2021 on the 3rd November 2021. It concluded the Council had a housing land supply of 5.2 years. It should also be noted that this site is within the 5 year supply of deliverable sites, with 160 units anticipated to be completed within the 5 year period, and it being anticipated that the remaining 30 would come forward within the next supply period.

Additional condition

Condition 12:

Prior to undertaking any works in relation to trees on the site, and Notwithstanding the details contained in the Arboricultural Method Statement by TG dated May 2019, full details of the crown lifting to trees along the southern boundary shall be submitted to and approved by the Local Planning Authority. Once approved the development and any crown lifting shall be undertaken in accordance with the approved details.

Reason:

In the interest of visual amenity, to accord with the objectives of Local Plan Part 1 Policy TD1, Policies D4 and D7 of the retained Local Plan 2002 and Policy ND5 of the Witley Neighbourhood Plan 2021.

Waverley Borough Council

Appropriate Assessment Proforma

Case Officer:

1. Proposed Development Background

1.1 Planning Application Number: WA/2018/1815

Address: LAND OPPOSITE MILFORD GOLF CLUB, STATION LANE, MILFORD

Description: Outline application for up to 200 dwellings (including 60 affordable) with access to be determined, with provision of SANG (Suitable Alternative Natural Greenspace) and associated infrastructure.

1.2 The scheme will deliver up to 200 net new dwellings.

1.3 The scheme will deliver no new employment/ industrial space.

1.4 The proposal is located within:

- 5km of the Wealden Heaths Phase I SPA

Proforma number	
B1	<i>The scheme is for residential development. [Go to B3]</i>
B3	<i>Does the scheme result in a <u>net</u> increase in housing? Yes</i>

2. Wealden Heaths Phase I (Thursley, Hankley & Frensham Commons) Special Protection Area and Ramsar site

- 2.1 Within Waverley Borough the Wealden Heaths Phase I Special Protection Area (SPA) overlap other European and International sites, namely Ramsar (Thursley and Ockley Bogs Ramsar site) and Special Area of Conservation (SAC) (Thursley, Ash, Purbright and Chobham SAC) components, which are entirely contained within the Wealden Heaths Phase I SPA. All of the European designated sites within Waverley are underpinned by the Thursley, Hankley and Frensham Commons Sites of Special Scientific Interest (SSSI).
- 2.2 These commons together incorporate a heath and valley mire complex. Thursley Common is a National Nature Reserve managed by Natural England and Frensham and Witley Commons are managed by the National Trust. A large part of the site is owned by the MoD (Hankley Common and Ockley Common), being regularly used for military activities and informal recreation. All components of this SPA lie within Waverley Borough.
- 2.3 This extensive site represents some of the finest remaining heathland on the Lower Greensand in Southern England. The valley mire on Thursley Common is regarded as one of the best in Britain. The site is of national importance for its bird, reptile and invertebrate populations.
- 2.4 Hankley Common has the most extensive tracts of dry heath, but the habitat is also well represented on the other Commons. Peatland is of greatest value on Thursley Common, but on the other commons is less extensive but still important. The site is one of the richest for birds in Southern England. Breeding birds specifically associated with the heathland include woodlark, Dartford warbler, and nightjar.
- 2.5 Wealden Heaths Phase I SPA is designated for its breeding populations of:
- Nightjar *Caprimulgus europaeus*;
 - Woodlark *Lullula arborea*; and
 - Dartford warbler *Sylvia undata*.
- 2.6 Thursley and Ockley Bog Ramsar site is designated for:
- The site supports a community of rare wetland invertebrate species including notable numbers of breeding dragonflies.
 - It is one of the few sites in Britain to support all six native reptile species. The site also supports nationally important breeding populations of European *nightjar Caprimulgus europaeus* and woodlark *Lullula arborea*.

2.7 Recreational Pressure

- 2.8 Around Thames Basin Heaths SPA the scale of existing residential development within 5km is already high and there are long-standing concerns about the impact of new residential development on the SPA. However, the same pattern of historic development intensity does not apply to the Wealden Heaths Phase I (Thursley, Hankley and Frensham Commons) SPA, which applies a 5km catchment for the purposes of comparison. The number of dwellings within 5km is an order of magnitude smaller around the Wealden Heaths Phase I (Thursley, Hankley and Frensham Commons) SPA. Moreover, the scale of new housing expected within 5km the Wealden Heaths Phase I SPA is much smaller than that expected around the Thames Basin Heaths SPA. This means that a) the Wealden Heaths Phase I SPA is currently under much lower pressure from residential development than the other two SPAs and b) the expected future change in development density is also much lower.

Paragraph 16.28 of the Local Plan Part 1 states: 'In addition, if a housing proposal is capable of affecting the Wealden Heaths Phase I and II SPAs beyond 400 metres from the site, it will

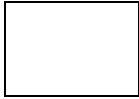
be considered on a case-by-case basis as to whether a project-specific Habitats Regulations Assessment (HRA) is required (this should be assessed at the HRA Screening Assessment stage). The requirement is likely to vary depending on the size of site, the 'in-combination' effects and its distance from the SPA.' In these instances Natural England may require consultation.

2.9 Urbanisation

- 2.10 The delivery of large amounts of new development within 400m of a European site designated for nightjar, woodlark and Dartford warbler could result in adverse effects on the integrity of that site. Around Thames Basin Heaths SPA the scale of existing residential development within 400m is already high; as such, it was considered that a policy specifically prohibiting further net residential development within 400m was required, otherwise historic development patterns indicated that a large amount of further residential development would come forward in that zone, exacerbating the existing situation. However, the same pattern of historic development intensity does not apply to the Wealden Heaths Phase I (Thursley, Hankley and Frensham Commons) SPA. The number of dwellings within 400m is 400-500% smaller around the Wealden Heaths Phase I (Thursley, Hankley and Frensham Commons) SPA, even adjusted for the greater size of the Thames Basin Heaths SPA.
- 2.11 The Wealden Heaths Phase I (Thursley, Hankley and Frensham Commons) is a smaller SPA than the Thames Basin Heaths, but is also un-fragmented, consisting of four very large blocks of habitat. In general this means that its designated bird populations are much less vulnerable to edge effects than the designated bird populations of the Thames Basin Heaths.
- 2.12 This means that a) the Wealden Heaths Phase I SPA is currently under much lower pressure from residential development immediately surrounding the site than the Thames Basin Heaths SPAs and b) there is a much lower likelihood of anything other than small quantities of further residential development coming forward within the 400m zone, thus rendering a policy completely prohibiting net residential development within that zone unnecessary; rather, the likely scale is such that impacts can be evaluated on a case-by-case basis as applications come forward.
- 2.13 Natural England request that the number of new dwellings being granted permission within 5km of the Wealden Heaths Phase I SPA is monitored. This is also reflected in Local Plan Part 1 paragraph 16.28.

2.14 Wealden Heaths Phase I (Thursley, Hankley & Frensham Commons) SPA and Ramsar site: Recreational Pressure/Urbanisation

Proforma number	Question
THFC1	<p>The proposed residential scheme is to provide a <u>net</u> increase in residential development that is located between:</p> <p>Between 400m and 5km from Wealden Heaths Phase I SPA and Ramsar site</p> <p>The Local Plan does not outline a quantum of net new dwellings within this distance from Wealden Heaths Phase I SPA and Ramsar site.</p> <p>The development would be serviced by an on-site SANG, located to the north of the site, which is considered to mitigate the residential harm to the SPA. The SANG to be provided forms part of the current planning application. The SANG would be secured through a Section 106 Agreement which would require the delivery of the SANG prior to first occupation of the units approved.</p>



2.15 Wealden Heaths Phase I SPA and Ramsar site: Appropriate Assessment: Additional Impact Pathways

Owing to the distance of the development from Wealden Heaths Phase I SPA and Ramsar site, the proposed development will not result in an adverse effect on the integrity of the European site due to any other additional impact pathways such as noise, atmospheric pollution or light (separate to urbanisation and recreational pressure).

OR complete table below

THFC2	1. There is a need to consider other impact pathways (i.e. not recreational pressure and urbanisation) that could link the proposed development to the Wealden Heaths Phase I SPA and Ramsar site; for example (but not limited to): noise, atmospheric pollution, and light disturbance. This assessment will draw upon supporting documents provided by the applicant.
	<p>a. Noise:</p> <p>The resultant development is not considered to result in a level of noise that would to the detriment of the SPA. Any noise created during the construction process would be temporary and controlled by a Construction Environmental Management Plan.</p>
	<p>b. Atmospheric pollution:</p> <p>The site is not located within an AQMA. Notwithstanding this, any likely impact on air quality would be transient and short term during the construction process. Any likely impact could be controlled by a Construction Environmental Management Plan.</p>
	<p>c. Light disturbance:</p> <p>The resultant development is not considered to result in a level of light disturbance that would negatively impact on the SPA. The lighting on site would be controlled by way of a lighting scheme and any additional lighting during the construction process by way of a Construction Environmental Management Plan.</p>
	<p>d. Hydrology:</p> <p>It is considered that any impact to ground levels and hydrology of the site would be likely contained to the site and there would be no resultant wider material impact.</p>
	<p>e. Direct loss of site:</p> <p>The proposed development is an allocated site adopted as part of the Waverley Local Plan Part 1. The compatibility of the use is therefore considered to be acceptable.</p>
	<p>The competent authority is content with the documentation provided by the applicant is sufficient to demonstrate that the proposed development will not result in an adverse effect on the integrity of the European site (separate to urbanisation and recreational pressure).</p>

	<p>It is concluded that the development will not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways (i.e. not including urbanisation and recreational pressure effects)</p>
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