

To: All Members and Substitute Members of  
the Joint Planning Committee  
(Other Members for Information)

When calling please ask for:  
Ema Dearsley, Democratic Services Officer

**Policy and Governance**

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Direct line: 01483 523224

Calls may be recorded for training or monitoring

Date: 31 July 2018

**Membership of the Joint Planning Committee**

Cllr David Else (Chairman)	Cllr David Hunter
Cllr Peter Isherwood (Vice Chairman)	Cllr Jerry Hyman
Cllr Brian Adams	Cllr Simon Inchbald
Cllr Mike Band	Cllr Anna James
Cllr Maurice Byham	Cllr Denis Leigh
Cllr Carole Cockburn	Cllr Stephen Mulliner
Cllr Kevin Deanus	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Chris Storey
Cllr Mary Forszewski	Cllr Liz Townsend
Cllr Michael Goodridge	Cllr John Ward
Cllr John Gray	Cllr Nick Williams
Cllr Val Henry	

**Substitutes**

Appropriate Substitutes will be arranged prior to the meeting

**Members who are unable to attend this meeting must submit apologies by the end of Friday, 3 August 2018 to enable a substitute to be arranged.**

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 8 AUGUST 2018

TIME: 6.30 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,  
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR  
Head of Policy and Governance

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## **NOTES FOR MEMBERS**

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

### **AGENDA**

1. **MINUTES**

To confirm the Minutes of the Meeting held on 30 July 2018 (to be laid on the table half an hour before the meeting).

2. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES**

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

3. **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. **QUESTIONS BY MEMBERS OF THE PUBLIC**

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

6. PERFORMANCE AGAINST GOVERNMENT TARGETS

Planning Performance and the Government target on quality on planning decision making will now be a standard item on the Joint Planning Committee agenda. This was an agreed recommendation at Executive on 28 November 2017 and is part of the Development Management Service Improvement Plan.

The latest available statistics will be attached to the update sheet. .

7. APPLICATION FOR PLANNING PERMISSION - WA/2018/0151 - LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE GU27 2PH (Pages 5 - 82)

Proposal

Hybrid Planning Application;- Change of Use, extension and alterations to office building to provide 1 dwelling together with the erection of a detached garage; outline application, with access and landscaping to be determined, for the erection of up to 28 dwellings following demolition of 2 dwellings, glasshouses and outbuildings (as amplified by Flood Risk and Drainage Strategy Assessment received 28/03/2018, additional ecology information received 15/05/2018 and planning statement addendum received 18/06/2018)

Recommendation

Recommendation A: That, subject to the consideration of any further representations by 22/08/2018 that raise further material consideration that have not yet been considered and subject to conditions and a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, SuDs and open space management/maintenance permission be GRANTED.

Recommendation B: That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

8. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I

of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

9. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone  
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by  
email at [ema.dearsley@waverley.gov.uk](mailto:ema.dearsley@waverley.gov.uk)**

# Agenda Item 7.

A1 WA/2018/0151  
Monkhill Ltd  
16/01/2018

Hybrid Planning Application;- Change of Use, extension and alterations to office building to provide 1 dwelling together with the erection of a detached garage; outline application, with access and landscaping to be determined, for the erection of up to 28 dwellings following demolition of 2 dwellings, glasshouses and outbuildings (as amplified by Flood Risk and Drainage Strategy Assessment received 28/03/2018, additional ecology information received 15/05/2018 and planning statement addendum received 18/06/2018) at Longdene House, Hedgehog Lane, Haslemere GU27 2PH

Committee:  
Meeting Date:

Joint Planning Committee  
08/08/2018

Public Notice:  
Grid Reference:

Was Public Notice required and posted: Y  
E: 489375 N: 132302

Town:  
Ward:  
Case Officer:  
Expiry Date:  
Time Extended Date:  
Neighbour Notification Expiry Date:  
Neighbour Notification  
Amended/Additional Expiry Date:

Haslemere  
Haslemere East and Grayswood  
Kayleigh Taylor  
16/04/2018  
09/08/2018  
19/04/2018  
29/03/2018

## RECOMMENDATION A

That, subject to the consideration of any further representations by 22/08/2018 that raise further material consideration that have not yet been considered and subject to conditions and a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, SuDs and open space management/maintenance permission be GRANTED.

## RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

## Introduction

The application has been brought before the Joint Planning Committee because the proposal does not fall within the Council's Scheme of Delegation.

## Background

The planning application is a hybrid application seeking a part outline permission and part full planning application. The outline part of the development proposal is submitted with matters regarding appearance, layout and scale reserved for future consideration. Access and landscaping is to be considered at this stage.

An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development and associated access. If outline planning permission is granted, any details reserved for future consideration would be the subject of future reserved matters application(s).

Reserved matters which do form part of the outline part of the planning application include:-

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- scale - includes information on the size of the development, including the height, width and length of each proposed building

If planning permission is granted, a reserved matters application relating to the outline approval must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning conditions attached to the permission.

## Location Plan



### Site Description

The site of Longdene House comprises a large Victorian building, an undesignated heritage asset, accessible from Hedgehog Lane to the North East. Longdene House is set on top of a hill and is seen within the context of Longdene Cottages and The Lodge and is surrounded on all sides by relatively large gardens, with fields beyond.

The application site lies to the south of the developed area of Haslemere. Although the site is outside of the Haslemere settlement boundary, it abuts its western boundary with low density suburban development to the east.

Immediately to the north of the application site is public footpath no. 35 which crosses the north eastern corner of the site and links Hedgehog Lane to Sturt Road, beyond this there is open space and the southern settlement boundary of Haslemere. Outline planning permission has been granted for up to 135 dwellings on the land to the north of the public footpath (ref. WA/2014/1054 and WA/2017/1346), with reserved matters currently being considered by the Council (ref. WA/2018/0275).

To the north east of the site there is a small area of woodland which adjoins Hedgehog Lane and the junction with Longdene Road and Courts Hill Road. Approximately 150m west of the site is a cluster of residential buildings which

are Grade II Listed, with the exception of Sturt Farm which is a Building of Local Merit.

### Proposal

Hybrid planning application for redevelopment to provide up to 29 dwellings (net increase of 27 dwellings); demolition of 2 existing semi-detached dwellings, glasshouses and outbuildings; landscaping and highway works including alterations and extension to the existing access to Hedgehog Lane. Within this hybrid planning application:

Outline planning permission (with Layout, Scale and Appearance reserved and Access and Landscaping for approval) is sought for the erection of up to 28 new dwellings (Class C3), including extension and alterations to existing access from Hedgehog Lane, demolition of 2 existing semi-detached dwellings, glasshouses and outbuildings; and associated landscaping; and

Full planning permission is sought for the change of use and refurbishment of Longdene House from office (Class B1a) to residential (Class C3) to provide a new dwelling. This would comprise the removal of existing extensions and the erection of extensions and a detached garage.

For the purposes of the application the applicant has split the site into the following sub areas:

Area A – The parcel of land adjacent to the access road (Outline)

Area B – The existing semi-detached dwellings (Outline)

Area C – Longdene House (Full)

Area D – The existing glasshouses (Outline)

The following indicative housing mix is proposed (the 7 bedroom house is part of the full application so is not indicative):

	1 bed units	2 bed units	3 bed units	4 bed units	5 bed units	7 bed unit	Total
Area A	4	4	4	9	4	0	25
Area B (Cottages)	0	0	0	0	2	0	2
Area C (Longdene House)	0	0	0	0	0	1	1
Area D (Glasshouse)	0	0	0	0	1	0	1
Total	4	4	4	9	7	1	29



Affordable housing is proposed at a total of 10 affordable units provided on site. These would indicatively comprise 4 x 1 bed units, 4 x 2 bed units and 2 x 3 bed units.

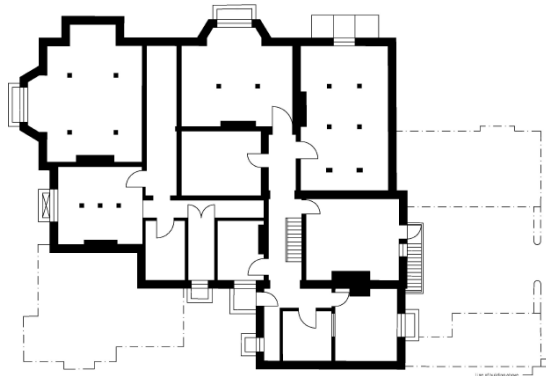
### Proposed Plans

### Indicative Block Plan



### Full Permission

Existing basement floor plans



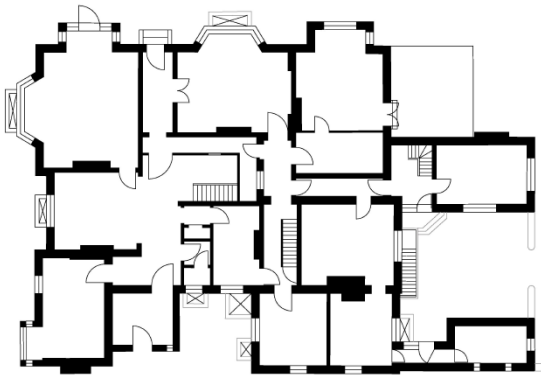
BASEMENT PLAN

Proposed basement floor plans



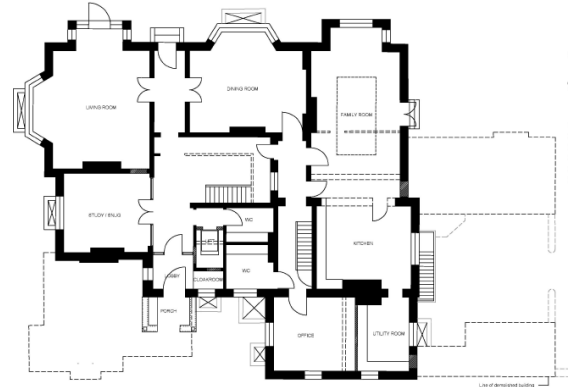
BASEMENT PLAN

Existing ground floor plans



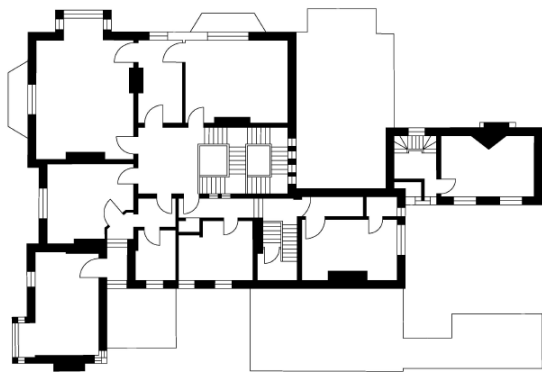
GROUND FLOOR PLAN

Proposed ground floor plans



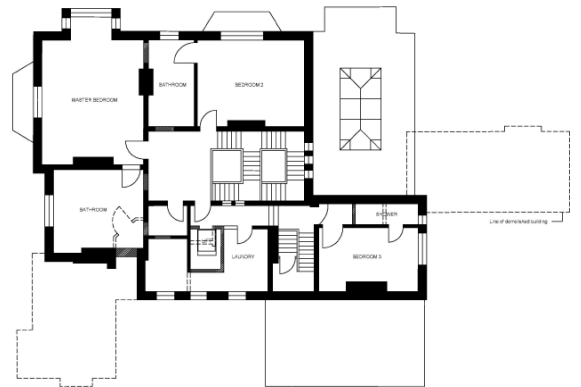
GROUND FLOOR PLAN

Existing first floor plans



FIRST FLOOR PLAN

Proposed first floor plans



FIRST FLOOR PLAN

Existing second floor plans



SECOND FLOOR PLAN

Proposed second floor plans



Existing South Elevations



SOUTH ELEVATION

Proposed South Elevations



SOUTH ELEVATION

Existing West Elevations



SOUTH ELEVATION

Proposed West Elevations



WEST ELEVATION



Existing North Elevations

Proposed North Elevations



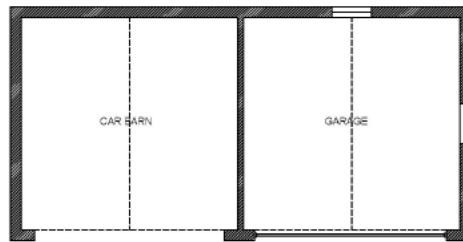
Existing East Elevations

Proposed East Elevations

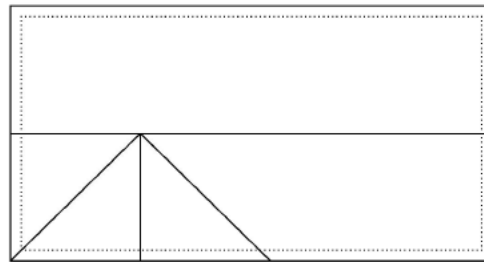




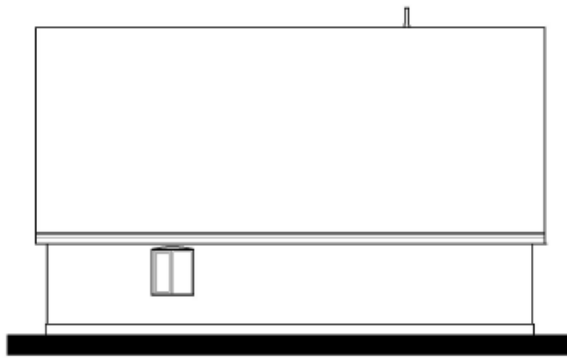
Proposed garage



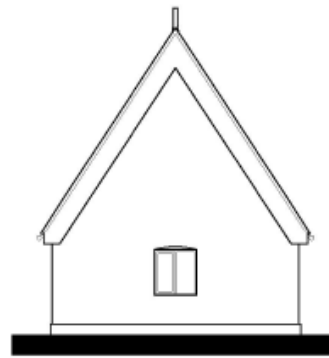
GARAGE PLAN



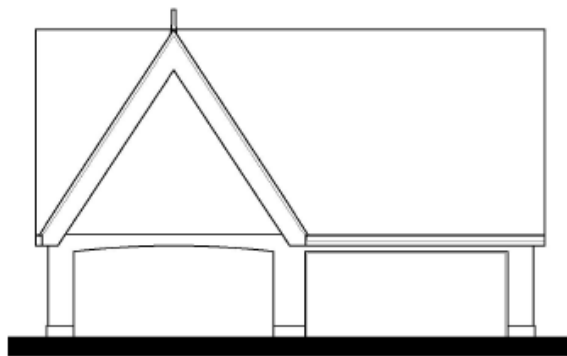
ROOF PLAN



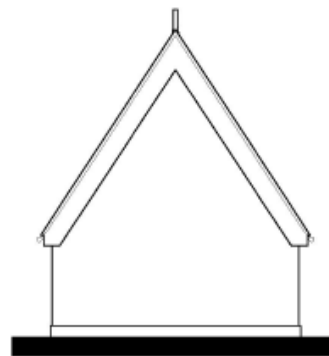
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

### Heads of Terms

Parks and Countryside	£17,762.50 toward playing pitch improvements at Haslemere Recreation Ground and £16,312.50 toward Haslemere MUGA improvements	£34,075
Surrey County Council Education Infrastructure	Early Years Contribution: £19,518 Primary Contribution: £124,513 Secondary Contribution: £148,932	£292,963
Leisure	Towards the provision of Les Mills RPM virtual system at Haslemere Leisure Centre.	£22,005
Waste and Recycling	21 Houses 21 x 240litre blue recycling bins @£20.00 each £420.00 3 x food waste caddy sets @ £5.00 each £105.00 Delivery charge @ £5.00 per property £105.00 Total £630.00	£754

	8 Flats (4x1 bed,4x2 bed) 4 x 240 litre blue recycling bins £80.00 1 x 140 litre black communal food waste bin £20.00 8 x 7 litre kitchen caddies @ 1.50 each £12.00 Delivery £12.00 Total £124.00	
Affordable Housing	Provision of on-site affordable housing 37%.	

#### Details of Community Involvement

The applicant has provided details of the community consultation which took place prior to the submission of the application within a Statement of Community Involvement within the Planning Statement prepared by Bidwells dated January 2018.

This states that the applicant engaged with the wider community through a public exhibition for the earlier scheme (WA/2016/1226). As the current scheme is identical to that previously submitted no further public consultation was considered necessary.

The application sets out that local residents attended from Midhurst Road, Hedgehog Lane and Longdene Road as well as Haslemere Town Council. They had a number of comments about the site.

- Acknowledgement that due consideration had been given to the sites development potential;
- That the visual impact had been duly considered;
- that Haslemere needed new and affordable housing; and
- Whether traffic would increase.

#### Relevant Planning History

WA/2017/2296	Outline application for erection of 10 flats with parking, associated landscaping and amenity space following demolition of existing building	Withdrawn	25/04/2018
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	(access, landscaping, layout and scale to be determined at outline). As amplified by Flood Risk and Drainage Strategy		
WA/2017/0727	Hybrid Planning Application: Change of use, extension and alterations to office building to provide 1 dwelling with the erection of a detached garage; outline application with access and landscaping to be determined for the erection of up to 13 dwellings	Refused	10/07/2017
WA/2016/1225	Hybrid Planning Application;- Change of Use, extension and alterations to office building to provide 1 dwelling with the erection of a detached garage; outline application, with access and landscaping to be determined, for the erection of up to 13 dwellings	Withdrawn	24/10/2016
SO/2016/0011	Request for Screening Opinion for proposed development of land at Longdene House for up to 29 dwellings, amended access points and increase in public open space	EIA not required	05/10/2016
WA/2016/1226	Hybrid Planning Application;- Change of Use, extension and alterations to office building to provide 1 dwelling together with the erection of a detached garage; outline application, with access and landscaping to be determined, for the erection of up to 29 dwellings following demolition of 2 dwellings, glasshouses and outbuildings	Refused Appeal Pending	20/09/2016
SO/2016/0008	Request for Screening Opinion for redevelopment to provide up to 14 new dwellings and demolition of 2 existing dwellings	EIA not required	15/06/2016
CR/2016/0001	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide 14 dwellings	Change of use b1c to C3 prior approval required and granted	02/03/2016 (Expired)



## Planning Policy Constraints

Countryside beyond Green Belt

Surrey Hills AONB (western part of the site)

AGLV

Wealden Heaths II SPA (East Hants SPA) 5km Buffer Zone

Ancient Woodland 500m Buffer Zone

Footpath No. 35 (to the North of the site)

Southern Gas Networks – GPL

Section 106 (regarding land at Sturt Road)

## Development Plan Policies and Proposals

The development plan includes:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018)
- Waverley Borough Local Plan 2002 (retained policies February 2018)
- South East Plan (saved policy NMR6)
- Farnham Neighbourhood Plan (made May 2017)

In accordance with paragraph 213 of the National Planning Policy Framework (NPPF) 2018 due weight has been given to relevant retained policies in the Waverley Borough Local Plan 2002 and the policies in the Waverley Borough Local Plan 2018 according to their degree of consistency with the NPPF 2018.

Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):

Policy RE1	Countryside beyond the Green Belt
Policy RE3	Landscape Character
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy NE2	Green and Blue Infrastructure
Policy NE3	Thames Basin Heaths Special Protection Area
Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy ICS1	Infrastructure and Community Facilities
Policy AHN1	Affordable Housing on Development Sites
Policy AHN2	Rural Exception Sites
Policy AHN3	Housing Types and Size
Policy LRC1	Leisure, Recreation and Cultural Facilities
Policy ALH1	The Amount and Location of Housing

Policy ST1	Sustainable Transport
Policy CC1	Climate Change
Policy CC2	Sustainable Construction
Policy CC3	Renewable Energy Development
Policy CC4	Flood Risk Management
Policy HA1	Protection of Heritage Assets

Saved Policy of the South East Plan 2009:

Policy NRM6	Thames Basin Heaths Special Protection Area
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Retained Policies of the Local Plan 2002:

Policy C7	Trees, Woodlands and Hedgerows
Policy D1	Environmental Implications of Development
Policy D2	Compatibility of Uses
Policy D4	Design and Layout
Policy D6	Tree Controls
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy HE15	Unidentified Archaeological Sites
Policy M5	Provision for Cyclists
Policy LT11	Walking, Cycling and Horse riding
Policy HE3	Development Affecting Listed Buildings or their Setting
Policy HE14	Sites and Areas of High Archaeological Potential

The Draft Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies has been published but does not form part of the Development Plan. The preferred options consultation closed in July 2018 and the representations are currently being considered. A further consultation will be held before the examination. Given the stage of preparation, some limited weight should be given to the Policies in this draft Plan. The degree of weight afforded to Policies will increase as the preparation of the plan progresses and will depend on the level of objection received to specific policies. The relevant Policies are:

Policy DM1	Environmental Implications of Development
Policy DM2	Quality Places through Design
Policy DM3	Safeguarding Amenity
Policy DM4	Public Realm
Policy DM5	Safer Places
Policy DM6	Comprehensive Development
Policy DM7	Accessibility and transport

Policy DM8 Trees, Woodland, Hedgerows and Landscaping  
 Policy DM12 Development in rural areas  
 Policy DM14 Reuse of and alterations to large buildings  
 Policy DM15 Self-build and Custom Housebuilding  
 Policy DM16 Haslemere Hillsides  
 Policy DM19 Development Affecting Listed Buildings, and/or their Settings  
 Policy DM22 Non-designated Heritage Assets  
 Policy DM23 Historic Landscapes and Gardens  
 Policy DM24 Archaeology  
 Policy DM34 Access to the Countryside  
 DS15 Development Site Allocation Longdene Field

Other guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2018)
- West Surrey Strategic Housing Market Assessment (2015)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Waverley Employment Land Review Updated (2016)

Consultations and Town Council Comments

Haslemere Council	Town	No objection
Lead Authority	Local Flood	We are satisfied that the proposed drainage scheme based on the updated information supplied meets the requirements set out in the NPPF, its accompanying PPG and Technical Standards and can recommend planning permission is granted. We would however recommend that should

	<p>planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.</p> <p>(conditions 8, 9, 27 and 28)</p>
Environment Agency	Refer to standing advice.
Natural England	<p>Comments received 19/02/2018: Internationally and nationally designated sites – No objection.</p> <p>Comments received 19/07/2018: We agree with the conclusions of the Appropriate Assessment.</p>
Surrey Wildlife Trust	<p>Comments received 22/03/2018: The Council should require clarification from the applicant / their ecologist to confirm that proposed works to building B1 will not result in any direct loss or disturbance to any potential bat roosting features. Also confirmation should be sought that known roosts at buildings B2 and B3 will not be disturbed as a result of proposed development works. Where works have potential to result in loss or disturbance to bat roost features, the further surveys will be required, in line with best practice guidance, to ascertain if roosts at the building remain active and to categorise these roosts. Clarification and/or further bat surveys need to be submitted to the Council in writing for approval prior to determination of the current planning application.</p> <p>We advise that compliance with this best practice guidance is secured through a Sensitive Lighting Management Plan submitted to the Council for approval prior to commencement of development.</p> <p>Comments received 23/05/2018; Letter dated 14<sup>th</sup> May 2018, author Ecology Solutions Ltd, reference 5675/ES/DF/))7.let.kt provides sufficient clarification to meet Surrey Wildlife Trust's information request with regards to bats, reptiles, mammals and dormice.</p>

	<p>Further documentation is to be submitted by the applicant prior to commencement, as recommended, regarding sensitive lighting plans and a Landscape and Ecological Management Plan (LEMP). (conditions 4, 10, 29 and 30)</p>
SCC Rights of Way	No comments received.
County Highway Authority	<p>No objection, subject to conditions attached to consultation response to application WA/2016/1226. (conditions 2, 3, 7, 25 and 26)</p>
County Archaeologist	<p>No objection, subject to condition. (condition 34)</p>
Council's Waste and Recycling Officer	<p>The access roads into and within the development will need to be capable of accommodating a collection vehicle 2530mm wide and 9840mm overall length, with a maximum gross weight of 26 Tonnes. Suitable turning provision to be included.</p> <p>For the 21 houses, the following containers are specified. These should be presented for collection on the appropriate day:</p> <p>1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre brown garden waste bin (Optional subscription service) 1 x 23 litre food waste green kerbside caddy.</p> <p>Flats (4 x 1bed, 4x2 bed ) Communal refuse and recycling Refuse: 1 x 1100 litre black 4 wheeled, flat lidded refuse bin Dry Recycling: 4 x 240 litre blue recycling bins* Food waste: 1 x 140 litre communal food waste bin. Each dwelling to be issued with a 7 litre silver kitchen caddy.</p> <p>*240 litre blue bins, for dry recycling, and food waste containers are supplied by Waverley Borough Council. If equivalent 1100 litre or 660 litre bins are to be used for recycling, then these must be provided at the developer/ management expense. They should be flat lidded, blue in colour and comply with EN840 -4.</p>

	<p>The Developer / Management must inform Waverley Borough Council Environmental Services Department at least four weeks prior to the proposed date of initial occupation, in order that final arrangements for refuse and recycling collections can be made.</p>
<p>Council's Environmental Health Officer</p>	<p>The submitted contaminated land report recommends further testing. Due to the potentially contaminative former uses, the introduction of residential use in this application and in order to ensure compliance with clause 120 and 121 of the NPPF, contaminated land conditions are recommended. (conditions 40-42)</p>
<p>Surrey Hills AONB Officer</p>	<p>Objection</p> <p>The major part of the application site is within the AONB and AGLV. However, the eastern third or so of the field where 25 dwellings are proposed is shown in the Waverley Local Plan 2002 to be AGLV treated as being within the Surrey Hills AONB. The Landscape Character Assessment carried out by Hankinson to inform Natural England's decision to carry out a Surrey Hills AONB Boundary review shows this land as a candidate area recommended for inclusion in the AONB. The consultants considered the land meets the criteria of natural beauty sufficient for inclusion in the AONB.</p> <p>The site lies on the edge of a smallish country market town with a more extensive built up area than a village, albeit the neighbouring area is one of low density housing. Haslemere owes much of its charm to its setting in beautiful hilly countryside. The application is to introduce as many as 29 dwellings into the AONB and for all these reasons this application is for a major development within an AONB.</p> <p>Under national and local AONB planning policies, the clear planning presumption is that permission should be refused for this application unless exceptional circumstances exist and the</p>

	<p>development can be demonstrated to be in the public interest.</p> <p>No exceptional circumstances have been demonstrated to point to this development being in the public interest.</p>
Thames Water	<p>No objection with regards to sewerage and water infrastructure capacity. (conditions 11 and 31)</p>
Surrey Police	<p>Within the design access statement there is no mention of Crime Reduction, I would request that consideration is given to making it a planning requirement for the development to achieve a Secure By Design accreditation. (informative 11)</p>

### Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 16/02/18 site notices were displayed around the site 09/02/18 and neighbour notification letters were sent on 31/01/2018.

An additional neighbour representation was sent on 30/07/18. Permission is recommended for approval subject to the consideration of any further representations received by 22/08/2018 that raise further material planning matters that have not yet been considered.

10 letters of objection have been received on the following grounds;

#### Highways

- The increased traffic on Longdene Road, Courts Hill Road and surrounds.
- Highway, pedestrian and cyclist safety risks
- Existing dangerous highway situation, narrow, steep, bendy roads and commuter parking
- Highway safety during construction period
- Both this and the Sturt Farm site would be better served by a new access road from a roundabout created on Sturt Road
- Refer to SCC Highways comments from WA/2016/1226 that the dwellings would only be acceptable if the existing office is converted to one dwelling.

- No independent traffic forecasts
- High car ownership
- Proposed routing of vehicles in the Construction Traffic Management Plan is inappropriate

#### Visual

- Landscape and environmental damage to AONB and AGLV
- Inappropriate Over-Densification
- Not in keeping with character
- AONB has the highest protection in the NPPF
- No exceptional circumstances for AONB development
- Views from footpath harmed
- Rare landscape features
- Surrey Hills AONB Management Plan 2014-2019 justifies stringent controls
- Urbanising of a rural area
- Topography
- Large buildings proposed next to Longdene House with destroy the existing mansion's authenticity
- Garden is designated as an AONB in its own right
- Longdene House is of local importance and recorded in Pevsner's Classic Buildings of England: Surrey.

#### Residential

- Noise
- Light pollution

#### Ecological

- The impact on wildlife in the area and the loss of habitat
- Effect on water table impacting on SPAs
- Birds on RSPB's endangered watch lists
- Bats, dormice, badgers, invertebrates/insects
- Limited investigation and out of date
- No quantification of mitigation measures
- Biodiversity checklist incorrect
- Destruction of habitats

#### Other

- Public consultation was limited
- Not included within the Local Plan for development
- Drainage – Victorian sewers would not be able to cope
- Issues with Haslemere's drinking water supply



- Planning creep
- Impact on infrastructure
- High Court challenge of Inspector's decision on WA/2016/1226
- Planning policy has changed since the Inspector's decision to allow the appeal under application WA/2016/1226, the new policy reinforces WBCs reasons for the previous refusal.
- Identified as suitable for development under the 2016 Land Availability Assessment
- Contrary to the Government's 25 year Environmental Plan
- The Longdene Estate has cultural heritage
- No EIA
- Affordable housing could be provided on the Fairground carpark on Weyhill
- No social renting proposed
- Ground contamination
- Flood risk

#### Submissions in support

- This application has been submitted following the grant of planning permission at appeal for an identical scheme at the site (LPA ref. WA/2016/1226) on 4th September 2017. It is being submitted in an effort to resolve the outstanding planning position at the site and aid the Council in avoiding unnecessary expenditure of resources.
- There is no reasonable prospect of the site providing a long term viable employment use in the short, medium or long term.
- The scheme lies within the AONB but is not 'major development' for the purposes of paragraph 116 of the NPPF 2012. As such there is no requirement to demonstrate exceptional circumstances.
- The proposal results in neutral to moderate adverse effects on landscape character and visual amenity. However, a carefully designed landscaping scheme has been developed which has identified the key characteristics of the site, sought to work with them and retained important trees and vegetation. The approach ensures that the development will integrate well within the landscape and that any impact on views will be localised and short range.
- The proposed mix meets the needs in the Borough and Haslemere and provides affordable housing.
- The site is in a sustainable location.
- The scheme would include on-site open space and ecological enhancement.
- There has been a significant change in the Council's approach to development of this site since the previous determination. Specifically,

the publication of the Local Plan Part 2: Site Allocations and Development Management Policies, which allocates Area A for delivery of 25 dwellings under draft Policy DS15, in accordance with this current application. The Council's position corroborates the previous Inspector's decision on the development of this site, in that development of Area A is acceptable and that it would not result in any significant harm to the landscape.

- The Planning Inspector in assessing WA/2016/1226 considered that the development in Areas B, C and D would primarily alter or replace existing built form in the AONB and would have no significant impact on, and so would preserve the character of the AONB.

### Determining Issues

Principle of development

Prematurity

Planning history and differences with previous proposal

Environmental Impact Assessment

Change of use of the land

Location of development

Housing Land Supply

Housing Mix

Affordable Housing

Impact on visual amenity

Impact on residential amenity

Standard of accommodation

Provision of amenity and play space

Impact on Highway safety and parking provision

Impact on the Public Right of Way

Refuse and Recycling Storage

Air Quality

Land contamination

Archaeological constraints

Impact on Trees and Ancient Woodland

Flooding and drainage

Financial Considerations

Infrastructure contributions

Effect on the SPAs

Biodiversity and compliance with Habitat Regulations 2017

Crime and disorder

Sustainability

Accessibility

The Equalities Act 2010 and Human Rights Implications

Environmental Impact Regulations 2017

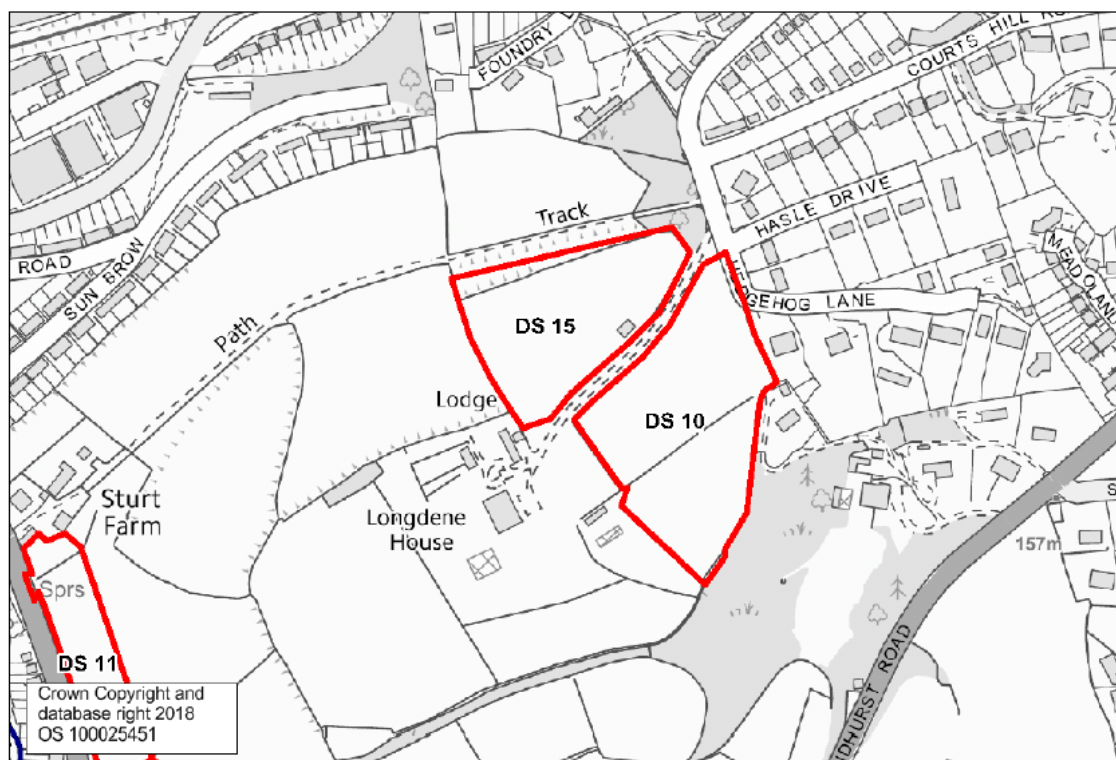
## Planning Considerations

### Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The site is included as a 'suitable in principle' (green rated) site, after being assessed for its suitability, availability and achievability, within the Council's LAA (May 2018) (Site ID: 955 and 957). The LAA review identified that the site could achieve an estimated yield of 25 dwellings.

Area A of the application site is included within the Draft Local Plan Part 2: Site Allocations and Development Management Policies document as a site allocation (Ref: DS 15: Longdene Field) for up to 25 dwellings.



As the document is progressing through public consultation it can only be afforded limited weight at the present time. However, it does indicate that the Council consider that the site is suitable for new housing and is a material consideration.

## Prematurity

Paragraphs 48 - 50 of the NPPF 2018 state that: “Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

However in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.”

The emerging Local Plan Part 2 Site Allocations and Development Management Policies is at an advanced stage but not yet part of the development plan, and the development proposed is not so substantial, or its cumulative effect so significant, that to grant permission would undermine the plan-making process. As such, a refusal on prematurity grounds could not be justified. In any case, this site is a proposed allocation in the forthcoming Local Plan Part 2.

## Planning history and differences with previous proposal

The planning history is a material consideration.

Hybrid planning application WA/2016/1226, was refused on 20/09/2018 for redevelopment to provide up to 29 dwellings (net increase of 27 dwellings); demolition of 2 existing semi-detached dwellings, glasshouses and outbuildings; landscaping and highway works including alterations and extension to the existing access to Hedgehog Lane. This application was refused for the following reasons:

### 1. Reason

The proposal, as a result of the urbanising impact and harm to the landscape character would cause material harm to the intrinsic character, beauty and openness of the Countryside beyond the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. There are no exceptional circumstances in the public interest that would justify a major development in a designated AONB area and it has not been demonstrated that the proposal could be developed outside the designated area. This would be contrary to Policies C2 and C3 of the Local Plan, paragraphs 17, 116 and 117 of the NPPF 2012 and Policies SP1, RE1 and RE3 of the Draft Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016.

### 2. Reason

In the absence of a completed legal agreement, the proposal would fail to provide on site affordable housing and as such, the development would fail to provide a sustainable, inclusive and mixed community. The proposal would be contrary to Policy H5 of the Waverley Borough Local Plan 2002, paragraphs 17 and 50 of the NPPF and Policy AHN1 of the Draft Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016.

### 3. Reason

Insufficient information has been submitted to demonstrate that a feasible drainage strategy could be implemented in connection with the proposed development and as such, the proposal could result in an unacceptable increase in surface water runoff that could increase flood risk elsewhere, contrary to Policy D1 of the Waverley Borough Local Plan 2002, paragraph 103 of the NPPF 2012 and Policy CC4 of the Draft Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016.

### 4. Reason

The application fails to provide satisfactory mix of housing in order to meet the housing needs of the Borough identified in the West Surrey SHMA and the proposal would therefore conflict with Policy H4 of the Waverley Borough

Local Plan 2002, paragraph 50 of the NPPF 2012 and Policy AHN3 of the Draft Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016.

#### 5. Reason

In the absence of a completed legal agreement, the proposal would fail to secure contributions towards recycling containers, play equipment and playing pitches, leisure centres and education and, as such, would fail to mitigate the effects of the proposal upon infrastructure. It would therefore conflict with Policies D13 and D14 of the Waverley Borough Local Plan 2002, paragraph 203 of the NPPF 2012 and Policy ICS7 of the Draft Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016.

The applicant appealed against the refusal to grant planning permission under section 78 of the Town and Country Planning Act 1990. The appeal (ref: APP/R3650/W/16/3165974) was heard at a public inquiry and the Inspector subsequently allowed the appeal on 4 September 2017.

The Inspector noted that by the time of the inquiry in July 2017, both parties had agreed;

- (a) Reasons for refusal 2, relating to affordable housing, and 5, relating to infrastructure contributions, could both be addressed by S106 Obligations.
- (b) In respect of reason for refusal 3, drainage and flooding, a concern of some residents, an amended Flood Risk Assessment has been examined by the Lead Local Flood Authority which, as a consequence, has withdrawn its objection overcoming the reason for refusal; and
- (c) Whilst not formally a reserved matter, the issue of satisfactory housing mix could be dealt with at reserved matters stage.

The Inspector considered that due to screening there would be a moderate adverse impact on the landscape character within Area A and only slightly adverse impacts beyond the red line application area. The development in Areas B, C and D would primarily alter or replace existing built form in the AONB and would have no significant impact on, and so would preserve, the landscape character of the AONB.

The Inspector considered that the Council could not demonstrate a 5 year housing land supply. The Inspector considered that the benefits of the provision of 17 market housing units and 10 affordable housing units should be given considerable weight. He also identified economic benefits and that the development would be in a sustainable location providing for alternative means of transport. The Inspector considered that the financial contributions provided through Planning Obligations would off-set harm rather than provide

benefits. The provision of on-site space and ecological enhancements were given moderate weight as environmental benefits. The Inspector agreed with the County Highway Authority that the proposal would not result in a severe effect on the safety and operation of the public highway subject to conditions.

The Planning Inspector misapplied the tilted balance and concluded that the benefits would not be significantly and demonstrably outweighed by the limited harm the proposal would cause to the AONB.

The Council challenged the Inspector's decision to allow the appeal under Section 288 of the Town and Country Planning Act 1990. The Council's grounds for challenging the decision were;

- 1) that the Inspector misdirected himself in law by misunderstanding and misapplying the "presumption in favour of sustainable development" in the National Planning Policy Framework 2012;
- 2) that the Inspector erred in law by applying a "policy on" housing requirement in order to determine the level of housing supply; and
- 3) that the Inspector erred in law by failing to apply a consistent approach to decision making regarding the buffer.

On application for permission to apply for a statutory review, the Court ordered that there was an arguable case on grounds 1 and 2 to justify the grant of permission. The Court further ordered that ground 3 was not arguable. It was subsequently agreed (between the parties) and ordered by consent that the Inspector's decision was flawed and should be quashed and remitted for redetermination.

The appeal has now been referred back to the Planning Inspectorate for redetermination. It is anticipated that the Public Inquiry date will be in October 2018.

It is important for members to note that the Inspector's decision was quashed due to technical issues rather than matters of planning judgement. As such, the conclusions reached by the Inspector on the planning merits are a material consideration.

Since the previous determination of planning application WA/2016/1226, the Council has adopted the Local Plan Part 1 2018.

Members should also note that following the adoption of the Local Plan Part 1 2018, the development plan is considered to be up to date and, as such, a tilted balance no longer applies. As such, in reaching a decision, members will need to firstly determine if the application is in accordance with the

development plan, in which case the application should be approved or if the application is not in accordance with the development plan, members should consider whether the benefits of the proposal would outweigh the harm, having regard to all material considerations.

The Planning Inspector, in examining the Local Plan Part 1, concluded that the Council has a five year housing land supply. Furthermore, the Council has produced a new Land Availability Assessment (LAA) (May 2018) and has undertaken the Preferred Options consultation for Local Plan Part 2.

Further to this on 24<sup>th</sup> July 2018, an amended National Planning Policy Framework (NPPF) was published by Ministry of Housing, Communities and Local Government.

The test for Members is whether having regard to the changes since the previous application, whether the proposal is acceptable in its own right.

#### Environmental Impact Assessment

On 5<sup>th</sup> October 2016, the Council, pursuant to Regulation 5(7) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015), issued a screening opinion (Ref: SO/2016/0011) to the applicant that the proposed development of up to 29 dwellings at land at Longdene House would not constitute EIA development within the meaning of the Regulations.

Whilst the EIA regulations were updated in 2017, officers remain satisfied that the proposal is not EIA development.

#### Lawful use of the land

The application site currently comprises a Class B1 Use (Offices) at Longdene House, with residential dwellings (Use Class C3) within its grounds and a field to the north which is currently used as a paddock and grazed by horses, classified as an agricultural use.

#### Loss of the agricultural land

Footnote 53 in relation to Paragraph 171 the NPPF 2018 states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. This sentiment accords with retained Policy RD9 of the Local Plan 2002 which states that development will not be permitted which would result in the loss or alienation of the best and most



versatile agricultural land unless it can be demonstrated that there is a strong case for development which overrides the need to protect such land. This policy carries significant weight.

The field included within this scheme (Area A) does not form part of any agricultural holding. It is evident on site that it is not currently in use for agricultural purposes. As such, the proposal would not result in the fragmentation of an agricultural holding.

Natural England does not classify the land to be of high agricultural value. As such, the proposal would not result in the loss or alienation of the best and most versatile agricultural land. No objection is therefore raised to the loss of the agricultural field and its impact on any agricultural holding.

#### Loss of suitably located commercial land

Policy EE2 of the Local Plan Part 1 2018 states that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate.

The lawful use of Longdene House falls within Classes B1 (Offices), as defined in the Use Classes Order 1987 (as amended). The site is well located in terms of access to the strategic highway network, Haslemere Town Centre, access to a centre of population (Haslemere) capable of providing a source of labour and is conveniently located in terms of access to public transport.

The Waverley Employment Land Review Updated (2016) assesses supply and demand for employment land across the Borough and makes recommendations to the Council. These include that the Council should safeguard good quality existing employment land protecting sites that are fit for purpose (meaning well located and well performing), encourage intensification where appropriate, and that sites that are not fit for purpose and unlikely to meet future business needs should be released for other uses such as housing. In relation to Longdene House, the ELR Update identifies that it is suitable for its existing use, however, there is no scope to intensify use of the site as it is not considered to be an appropriate location.

As such, there are no strong economic reasons why the change of use of to residential would be inappropriate. Therefore officers raise no objection to the

development in terms of the loss of employment in relation to Policy EE2 of the Local Plan Part 1 2018.

### Location of development

Policy SP2 of the Local Plan Part 1 2018 sets out the spatial strategy for the Borough up to 2032 and seeks to focus development at the four main settlements.

The application site falls outside of the settlement boundary (developed area) of Haslemere, within the Countryside beyond the Green Belt. However, it is acknowledged that the site is within relatively close proximity to the settlement boundary of Haslemere, which is located approximately 30m to the east and 80m to the north. It is located approximately 290m from Haslemere Town Centre where there are a large number of services and public transport links including Haslemere railway station.

In light of the proximity of the site to a range of facilities and services as set out above, it is considered that the proposed dwellings would not be in an isolated location for the purposes of paragraph 78 of the NPPF 2018. Furthermore, it is noted that the site has been included as a 'green rated' site in the Land Availability Assessment (LAA) (May 2018) and has been put forward by the Council as a preferred option in the consultation for the Local Plan Part 2: Site Allocations and Development Management Policies.

It is therefore considered that the site is a suitable location for new housing.

### Housing Land Supply

On 20th February 2018, the Waverley Borough Local Plan Part 1 2018 was adopted which set out a housing trajectory up to 2032. The examining Local Plan Part 1 Inspector concluded in his report dated 1st February 2018 that the Council does have five years' worth of housing supply. Therefore, the Council can demonstrate the requirement of paragraph 73 of the NPPF 2018.

The provision of a net gain of 27 dwellings as proposed would make a contribution to housing supply for the plan period. This is a material benefit that weighs in favour of the proposal.

### Housing Mix

Policy AHN3 of the Local Plan 2018 Part 1 states the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to

date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

In comparison with the indicative requirements of the SHMA, this is broken down into the following two tables for market and affordable housing:

#### Market Housing

Unit Type	Number of units	Proposed mix	SHMA requirements
1 bedroom	0	0%	10%
2 bedroom	0	0%	30%
3 bedroom	2	10.5%	40%
4+ bedroom	17	89.5%	20%
Total	19	100%	

#### Affordable units

Unit Type	Number of units	Proposed mix	
1 bedroom	4	40%	40%
2 bedroom	4	40%	30%
3 bedroom	2	20%	25%
4 bedroom	0	0%	5%
Total	10	100%	

There is a clear conflict with the SHMA recommended mix for market housing. The number of 1, 2 and 3 bedroom units falls short of that recommended, with the number of 4+ bedroom units exceeding that recommended. The proposed housing mix would therefore not accord with the evidence in the SHMA and Policy AHN3 of the Local Plan 2018 Part 1. However, officers note that the Planning Inspector, in assessing the original appeal for application WA/2016/1226 considered that whilst not formally a reserved matter, the issue of satisfactory housing mix could be dealt with at reserved matters stage. A condition is recommended to secure mix, which should be in general accordance with the SHMA (condition 23).

The proposed affordable housing mix does not strictly meet the SHMA recommended mix; the number of 3 and 4+ bedroom units falls short of that recommended and the number of 2 bedroom units exceed that recommended. However, the majority of the proposed dwellings would be smaller dwellings (3 bedroom or less) which would make a contribution towards the need for smaller houses in the Borough. The affordable housing mix will be secured by the S106 agreement.

## Affordable Housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing developments that meet required criteria.

Paragraph 61 of the NPPF 2018 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Paragraph 62 of the NPPF 2018 states planning policies should specify the type of affordable housing required, and expect it to be met on-site, unless off-site provision or a financial contribution can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

The proposal seeks a net uplift of 27 dwellings on the site, 10 of which would be affordable dwellings, representing 37% of the total uplift in homes. This would therefore exceed the provision required by Policy AHN1 of the Local Plan Part 1 (2018). This is an additional benefit that weighs in favour for the proposal.

The SHMA (2015) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent. The table below shows the proposed split would not be fully in line with this.

Affordable Mix	Affordable Rent	Shared Ownership	Total
1 Bed	4	0	4
2 Bed	2	2	4
3 Bed	0	2	2
Total	6 (60%)	4 (40%)	10

The Council's Housing and Enabling Officer recommends that one of the 3 bed units is provided as affordable rented accommodation, to achieve a split closer to that recommended in the SHMA. However, given that this conflict is only one unit and taking into consideration the benefit of 7% affordable housing over the Council's Policy requirement, in this instance the tenure split is considered to be acceptable.

The Council's Housing and Enabling Officer also recommends that the 2 bed affordable homes to be provided as houses instead of flats. Further to this, to make best use of affordable housing stock in the context of recent welfare

reforms, 2-bed units should accommodate 4 people and 3-beds should accommodate 6 people where these are proposed as rented accommodation (for shared ownership, 3-bed 5-person units are acceptable). It is also considered that this could be achieved at reserved matters stage.

The provision of affordable housing on site over the Policy requirement is a benefit in favour of the scheme that should be weighed in the balance of the decision. The proposal is considered to be acceptable with regards to affordable housing provision and would accord with Policy AHN1 of the Local Plan Part 1 (2018).

#### Impact on the Countryside beyond the Green Belt and Impact on the Landscape Character and Designated AONB & AGLV

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

The site is located within the AONB and AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located. Policy SP2 of the Local Plan (Part 1) 2018 states that to maintain Waverley's character whilst ensuring that development, needs are met in a sustainable manner, the Spatial Strategy to 2032 is to avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt and focus development at the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).

The Surrey Hills Management Plan 2014 – 2019 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

It is acknowledged that part of the site is located outside of the AONB, and this has been taken into consideration in the Councils assessment. Notwithstanding this, in the indicative plans 13 additional new dwellings would be located in the AONB. Longdene House would be a conversion of an existing building and so the impact of this particular dwelling on the AONB would be limited.

Whilst the application WA/2016/1226 is currently being reconsidered by the Planning Inspectorate, in the previous appeal decision the Planning Inspector

considered that proposal was not be major development and therefore paragraph 116 of the NPPF 2012 was not engaged. This paragraph has been superseded by paragraph 172 of the NPPF 2018 which states that the scale and extent of development within designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. The proposal is not considered to constitute major development and as such paragraph 172 of the NPPF 2018 is not engaged.

The Surrey Hills AONB Planning Advisor retains their objection to the proposal, on grounds that the proposed development in Area A is seen as a part of the wider AONB landscape. It is their view that the undeveloped nature of this part of Haslemere is important to its countryside setting and character as a small country town. They consider that some of the proposed houses and their small gardens in Area A would be visible from the neighbouring public footpath through the vegetation.

The Planning Inspector disagreed with the Surrey Hills AONB Planning Advisor and considered that views to Area A would be very limited and that there would be no change in views of the outfields of the House including from the AONB to the south and west, with only views achieved from a gate alongside footpath 35. The Inspector concluded that due to screening there would be a moderate adverse impact on the landscape character within the tightly drawn Area A with only slightly adverse impacts beyond the red line application area.

With regards to Area B, the Surrey Hills AONB Planning Advisor considers the layout of the 2 replacement dwellings with attached double garages, absence of front gardens resulting from parking areas would result in an unsympathetic introduction of typical executive designed houses more suited to an urban or suburban location. For Area C (Longdene House) they consider there would be no AONB implications resulting from the residential conversion, alterations and demolition. However, the block of 2 garages and 2 carports to the front of the house would not be sensitively located. With regards to Area D (glasshouse), they consider the proposed dwelling to be visual intrusive.

In contrast the original Planning Inspector for application WA/2016/1226 considered that the development in Areas B, C and D would primarily alter or replace existing built form in the AONB and would have no significant impact on, and so would preserve the character of the AONB.

Having regard to the above, it is considered that the proposed development in Area A would only result in moderate adverse impact on the landscape

character within Area A and only slightly adverse impacts beyond the application Area.

Areas B, C and D would have no adverse impact on the AONB and in these areas the intrinsic character and beauty of the Countryside would be preserved.

In light of these conclusions, the proposal would result in some conflict with Policies RE1 and RE3 of the Local Plan Part 1 2018 in relation to Area A, however this would be limited. This conflict is a negative aspect of the scheme that should be weighed into the balance of the decision.

#### Impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2018.

The Haslemere Design Statement (2012) states that where new development is proposed, imaginative solutions should be found, to achieve higher density without undermining the character of the existing area, and goes on to say that care must be taken to ensure that any new development sits well in the street-scene and the form of any new development must be appropriate for the site in which it sits.

The proposed alterations to Longdene House would comprise the demolition of existing extensions which feature on the north facing and east facing elevations and a new porch entrance would replace the existing extension on the east facing elevation. A new Victorian style roof lantern would be installed within the roof serving a ground floor extension. The proposed scale, design and materials of the porch, garage and roof lantern would provide exteriors that are considered sympathetic to the existing character of the site and surrounding area.

The proposed alterations to Longdene House and the associated garage would not be visible beyond the boundary of the application site. The proposals would be in accordance with the Haslemere Design Statement which states that buildings should relate to their site and surroundings and would be an appropriate scale and design in relation to the existing building. Materials would match the existing building and full details would be secured by condition, if permission is granted.

As for the outline element of the application, no detail of design has been provided and it is considered that these could be addressed at reserved matters stage.

In light of the above, it is considered that the proposed development would be of an appropriate scale, layout and appearance that would be acceptable in visual terms and reflect the character of the surrounding area. The proposal therefore accords with Policy TD1 of the Local Plan 2018 Part 1 and retained Policies D1 and D4 of the Local Plan 2002.

### Impact on Heritage Assets

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Retained Policy HE3 of the Local Plan 2002 state that development should preserve or enhance the character and setting of Listed Buildings and Buildings of Local Merit.

Longdene House is considered to be a non-designated heritage asset. Its significance lies in it being a late nineteenth century domestic revival country house associated with James Cholmeley Russell, a barrister and railway entrepreneur. The house displays the quality of craftsmanship to be expected of a country house of this time. The development of Haslemere increased following the arrival of the railway in the late 1850s. This is especially the case for the hillsides surrounding the town to the south. Longdene House is a good example of the desire of wealthy individuals, building houses for their families in a favourable location for enjoyment of the countryside, but with good transport links to London. One significant characteristic of Haslemere is the views of large and attractive houses built on the hillsides overlooking the town. Longdene House is visible when driving into the town from the south. Although it may be a builder designed house and with a reliance on off site manufactured features and detailing, it reflects a particular type of dwelling of which few examples survive around Haslemere

To the west of the site is a cluster of residential buildings which are Grade II Listed and Sturt Farm which is a Building of Local Merit.

The significance of Sturt Farm and its agricultural buildings lie in the survival of the complex and the continued opportunities to recognise, understand and appreciate the agricultural character of the collection of historic buildings and their spatial arrangement. Despite the separation of ownership of the buildings and the conversion of the agricultural buildings to domestic use, the arrangement and its relationship with the land continues to be perceptible.



The farm complex and its immediate setting are in contrast to the suburban arranged development to the north and west. The significance of the farm lies in the fact it is separate from this later residential development and acts as a reminder of the historic relationship between the town of Haslemere and the surrounding countryside. The type of dwellings and their functions do contrast between settlement and countryside. The essential characteristic is the dispersed nature of rural farm dwellings and a close spatial relationship with their associated ancillary buildings.

The proposed development would be located approximately 250m east of the site of Sturt Farm at its closet point and due to this separation distance and the topography of the land in between, would not cause harm to the significance of the heritage assets and would preserve their setting.

The proposed removal of existing extensions and alterations to Longdene House would be sympathetic to the character and would not result in material harm to the significance of the undesignated heritage asset.

As such, it is considered that the proposal would accord with Policy HA1 of the Local Plan Part 1 2018, retained Policy HE3 of the Local Plan 2002 and paragraphs 189, 190, 192, 193 and 197 of the NPPF 2018. Paragraphs 195 and 196 of the NPPF 2018 would not be invoked.

#### Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2018.

The closest neighbouring residential properties are located to the north east of the application site along Hedgehog Lane and Sun Brow to the north. Whilst Officers acknowledged that the proposed units in Area A would have a greater presence upon the occupiers of these properties, Officers are satisfied that as the distances retained between the buildings which would be in excess of 50m, the proposal would not cause material harm to the amenities of the occupiers of these neighbouring properties by way of loss of light, overshadowing or overbearing impacts.

The proposal would intensify development on the site and would result in an increase in noise and disturbance. However, this is not considered to be so significant that it would be detrimental to any of the surrounding occupiers.

Furthermore, whilst the layout for the adjoining proposal for Sturt Farm has not yet been agreed, officers are satisfied that separation distances achieved would prevent an unacceptable impact on these future occupiers.

In light of the above, officers are satisfied that there would be no materially adverse impacts on residential amenities. The proposal would accord with Policy TD1 of the Local Plan Part 1 2018 and saved Policies D1 and D4 of the Local Plan 2002.

#### Standard of accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

With regards to the full element of the application, the Technical Housing Space Standards do not provide a minimum gross internal floor area for a 7 bedroom unit. The maximum internal floor area provided within this guidance is for a 6 bedroom unit over three stories at 138 sq m. The proposed conversion of Longdene House would provide 7 bedrooms set over four stories (including basement level) and would exceed this minimum standard. Furthermore, all the proposed bedrooms would meet the minimum standard and all habitable rooms would be served by sufficient light and outlook and would provide a good standard of amenity for future occupants.

As for the outline element of the scheme no internal floor area details have been provided and these would be assessed at reserved matters stage.

Subject to the above, officers are satisfied that the proposal would provide an acceptable standard of accommodation and would accord with Policy TD1 of the Local Plan Part 1 2018.

## Provision of amenity and play space

Policy TD1 Local Plan 2018 (Part 1) refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, the provision of private, communal and public amenity space and on site playspace provision (for all ages).

Policy LRC1 of the Local Plan 2018 (Part 1) sets out that the provision of new open space, sports, leisure and recreation facilities and the promotion of outdoor recreation and access to the countryside will be encouraged. Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust (FIT) standards.

The Council uses the standard recommended by Fields in Trust (FIT) 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (2016) for assessing the provision of outdoor playing space.

For a development of 10 – 200 dwellings, the Fields in Trust guidance referred to above sets out that a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) should be provided.

A LAP comprises a play area equipped mainly for children aged between 4-6 years old. LAPs should be located within 100m from every home. The main activity area should be a minimum of 100sqm with a 5m minimum separation between the activity zone and the boundary of the dwellings.

A LEAP comprises a play area equipped mainly for children age between 4-8 years old. LEAPs should be located within 400m from every dwelling. The main activity area should be a minimum of 400sqm with a 20m minimum separation between the activity zone and the boundary of the dwellings.

The existing gardens that are associated with Longdene House would provide a good standard of outdoor amenity space for the future occupiers of that unit.

The remaining scheme is outline and plans detailing the layout of the units in Area A, B and D have been shown. The submitted plans demonstrate that adequate outdoor amenity spaces could be provided for each of the units.

The applicants have not demonstrated that a LAP and a LEAP can be provided on site. However, Officers are satisfied that this could be provided as part of the reserved matters stage.

A contribution of £16,312.50 would be secured by a legal agreement towards Haslemere MUGA improvements and £17,762.50 towards improvements at Haslemere Recreation Ground.

In light of the above, officers are satisfied that sufficient amenity and play space would be accommodated within the site. The applicant has indicated in their heads of terms a willingness to enter into a legal agreement to secure contributions towards a MUGA and play equipment.

#### Impact on Highway safety and parking provision

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The National Planning Policy Framework 2018 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Paragraph 111 of the NPPF 2018 states: "All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed."

The application is supported by a Transport Statement prepared by Icen Projects Limited dated May 2016.

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to conditions.

The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012.

The outline element of this scheme proposes the erection of up to 28 dwellings which would require a total of 64.5 parking spaces.

Unit size	Parking standard	Number of units	Number of Parking spaces
1 bedroom	1	4	4
2 bedroom	2	4	8
3 + bedroom	2.5	21	52.5
<b>Total</b>		<b>29</b>	<b>64.5</b>

As this part of the scheme is in outline format, further details of parking have not been provided and would be considered at reserved matters stage. However, it is considered that appropriate car parking could be provided on site.

For the full planning application for the conversion of Longdene House to provide a 1 x 7 bed unit, the Waverley Parking Guidelines would require parking provision for 2.5 vehicles. The submitted plans detail that a garage and parking area are proposed to the immediate east of Longdene House which would provide parking for at least 2.5 vehicles. Officers are therefore satisfied that the required residential parking provision can be satisfactorily accommodated on the site.

Cycle parking has not been detailed on the submitted plans but the Planning Statement states that it would be provided in accordance with the Waverley adopted standards of 1 space per 1 and 2 bed unit and 2 spaces per 3+bed units. Officers are satisfied that this could be achieved at reserved matters stage for the outline element of the scheme and within the garage for the full element of the scheme.

In light of the above, Officers are satisfied that the proposal would have an acceptable impact on safety and efficiency of the surrounding highway network and that the cumulative impacts of the proposed development could be satisfactorily accommodated on the surrounding highway network or mitigated by appropriate means, without generating a severe impact, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and paragraph 111 of the NPPF 2018.

#### Impact on the Public Right of Way

Policy ST1 of the Local Plan Part 1 2018 states that the Council will seek to ensure that developments encourage the provision of new and improved footpaths, bridleways and cycleway.

Retained Policy C4 of the Waverley Borough Local Plan 2002 states that the Council will promote improved public footpaths and bridleways for informal recreation. Retained Policy M5 of the Waverley Borough Local Plan 2002 requires developments to include, where possible, safe and convenient cycle routes which can connect to the Borough-wide cycle network.

Retained Policy LT11 of the Local Plan (2002) states that the Council, in consultation with Surrey County Council, will seek to ensure that the designated rights of way are safeguarded, protected and enhanced to encourage use by walkers, cyclists and horse riders.

Public Footpath 35 runs adjacent to the northern site boundary. No comments have been received from the County Right of Way Officer on this application, however, officers note that the County Right of Way Officer raised no objection to the identical scheme sought under application number WA/2016/1226.

The proposal is therefore considered to accord with Policy ST1 of the Local Plan Part 1 2018 and retained Policies C4, LT11 and M5 of the Local Plan 2002.

#### Refuse and Recycling Storage

Policy TD1 of the Local Plan Part 1 2018 states that the Council will seek to maximise opportunities to improve the quality of life, health and well-being of current and future residents by (amongst other things) the provision of appropriate facilities for the storage of waste (including general refuse, garden, food and recycling). Policy CC2 of the Local Plan Part 1 2018 states that the Council will require new development to be designed to facilitate the recycling and composting of waste.

The Council's Waste and Recycling Officer has assessed the application and considers that each of the dwelling houses should have 1 x 140 litre black refuse bin, 1 x 240 litre blue recycling bin, 1 x 240 litre brown garden waste bin (Optional subscription service), 1 x 23 litre food waste green kerbside caddy. For the flats communal refuse and recycling should be provided comprising 1 x 1110 litre black refuse bin, 4 x 240 litre blue recycling bins, 1 x 140 litre communal food waste bin. A financial contribution would be secured by a S106 agreement.

Whilst detailed plans have not been submitted for Areas A, B and D Officers are satisfied that at reserved matters stage sufficient space could be within the curtilage each property for the storage of bins.

For the full application (Area C), Officers are satisfied that there would be sufficient space for bin storage within the curtilage of Longdene House.

In light of the above, Officers are satisfied that the proposal could secure the required refuse/recycling storage in accordance with Policy TD1 of the Local Plan 2018.

### Air Quality

Paragraph 170 of the NPPF 2018 states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

Retained Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of noise and disturbance or potential pollution of air, land or water, including that arising from light pollution.

The site is not within a designated AQMA and nor is it adjacent to one. However, the impact on air quality remains an important material consideration. The proposed development would introduce new residents into an area that has an established road network and therefore may expose future occupants to air pollution associated with road traffic. The new development would also potentially increase road usage in the area by potential future occupiers.

In light of the above, mitigation measures are recommended to be secured via condition should permission be granted. These include a Construction Transport and Environmental Management Plan to include measures on the control of emissions of dust, hours of construction and no burning of materials on site.

Subject to the imposition of suitable mitigation measures, particularly throughout the construction stage, it is concluded that the impact on air quality would be acceptable.

## Land contamination

Paragraph 178 of the NPPF 2018 states that planning policies and decisions should ensure that;

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Retained Policy D1 of the Local Plan sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances.

The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The applicant has submitted a Desktop Contamination Study by Fairhurst dated May 2016.

The Council's Environmental Pollution Officer has assessed the submitted information and notes that the submitted contaminated land report recommends further testing. Contaminated land conditions are therefore recommended (conditions 40-42).

In light of the above, officers consider that the proposal would accord with retained Policy D1 of the Local Plan 2002 and the NPPF 2018 in this regard.

## Archaeological considerations

Policy HA1 of the Local Plan Part 1 2018 requires the significance of heritage assets within the Borough to be conserved. Retained Policies HE14 and HE15 of the Local Plan 2002 require that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to



ensure any important remains are preserved. These policies are afforded full weight owing to their consistency with the NPPF 2018.

The application is supported by a desk based archaeological assessment produced by the Surrey County Archaeological Unit which aims to identify and assess the presence of any Heritage Assets with archaeological significance that may be affected, and the potential impact of the proposal on any such assets, so enabling decisions to be made on whether further archaeological work is necessary.

The County Archaeological Officer has considered the submitted information and notes that the assessment has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site. The assessment concludes that the site has a low to moderate potential for prehistoric remains with a low potential for other periods but that this may be the result of a lack of previous archaeological investigations in the area. The report suggests that past impacts associated with the construction of Longdene House will have removed any archaeological deposits on much of the site but that the area where residential development is proposed, (Area D) has not been disturbed, and so in order to clarify the archaeological potential in this area, the report recommends that further work should be carried out.

Further work will be required and in the first instance this should comprise an archaeological evaluation trial trenching exercise, which will aim to rapidly establish whether Archaeological Assets are present and enable suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event of a find of exceptional significance then preservation in situ is the preferred option.

A condition to this effect is recommended (condition 34). This will provide for the opportunity to influence the design and logistics of the development and accommodate any Archaeological Assets worthy of preservation in situ that may be revealed within the detailed development proposal.

In light of the above, and subject to the recommended condition, officers are satisfied that there would be no adverse archaeological implications and the proposal would accord with Policy HA1 of the Local Plan Part 1 2018 and retained Policies HE14 and HE15 of the Waverly Borough Local Plan 2002.

## Impact on Trees and Ancient Woodland

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2018.

Whilst the proposal would be within 500m of ancient woodland, it would not be located so close to the ancient woodland to affect it.

The Council's Tree Officer notes that the tree report submitted with the application appears a fair assessment of species, size and position of trees.

The construction of the housing scheme would involve engineering operations contrary to the industry standard in respect of both the access construction (trees either side) and in relation to a relatively large Western red Cedar on the drive side. Within the pervading landscape context, the loss of a few more of the conifers, currently of very limited public amenity value, would not be considered to be of significant landscape impact.

The relationship of the large mature oak to the new housing in Area B creates a poor juxtaposition. Whilst concern is raised in relation to the relationship with this tree, as the layout would be secured at reserved matters stage, no objection is raised.

The footprint of the proposed garage in Area C encroaches upon the nearest remaining trees, however topography and former trees are likely to have restricted rooting in the area concerned. As such, no objection is raised in relation to this element of the proposal in relation to trees.

Area D has trees to north and south boundaries which would not be foreseeably at risk from revised building relationship (bearing in mind existing site development), if appropriate precautionary methods were employed in terms of demolition and construction. These could be secured at reserved matters stage.

The submitted landscape plans indicate additional tree planting to boundaries of the field's (Area A) housing plots. This has been proposed to improve screening and is not likely, in the context of size of amenity areas proposed and relatively tall trees proposed to be retained (particularly along the southern boundary) to be desired by new occupiers. The tree report recognises that the housing layouts means many of the properties will be

shaded for significant parts of the day. However, full details of the proposed landscaping would be secured by condition.

Subject to conditions, it is considered that the proposal would comply with Policy NE2 of the Local Plan Part 1 2018 and retained policies D6 and D7 of the Local Plan 2002.

### Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate floor risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

The site is entirely within Flood Zone 1, therefore it is not therefore necessary to consider the sequential or exception tests in this instance. However, the application relates to a major development and the site area exceeds 1 ha. Therefore, a site specific Flood Risk Assessment (FRA) is required.

The application is supported by a Flood Risk and Drainage Strategy Assessment Revision 5 prepared Fairhurst dated 10.01.2018.

Thames Water has been formally consulted on the proposal and do not raise any objection with regard to sewerage infrastructure and water infrastructure capacity.

The LLFA has considered the proposal and are satisfied that the proposed drainage scheme meets the requirements set out in the NPPF, its accompanying PPG and technical standards, subject to suitably worded conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Having regard to the above, it is considered that the proposals would not lead to increased flood risk, either on site or elsewhere, and would accord with Policy CC4 of the Draft Local Plan Part 1 and the NPPF 2018 in this respect.

## Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant.

The NPPG sets out that whether or not a local financial consideration is material to a decision will depend on whether it could help to make the development acceptable in planning terms. It is not appropriate for a decision to be made on the basis that the development could have the potential to raise money for a local authority or other government body.

In the current case, the Council does not rely on local financial considerations to mitigate against the effects of the development to make it acceptable in planning terms. As such, it does not form a material planning consideration.

## Infrastructure contributions

Policy ICS1 of the Local Plan (Part 1) 2018 states that infrastructure considered necessary to support new development must be provided either on- or off-site or by the payment of contributions through planning obligations and/or the Community Infrastructure Levy.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

CIL Regulation 123 sets out no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure

have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In the light of the above change, the infrastructure providers have been requested to confirm that the identified contributions contained within the PIC calculator meet the tests of CIL Regulations 122 and 123. The final obligations to be included within the Section 106 agreement will need to satisfy the tests of the Regulations.

Infrastructure providers responsible for the provision of infrastructure within Waverley have been consulted and, as a result, the following contributions are sought and justified:

Waste and recycling – provision of recycling containers	£754
Early years educational infrastructure	£19,518
Primary educational infrastructure	£124,513
Secondary Contribution	£148,932
Playground provision	£16,312.50
Les Mills RPM virtual system for Haslemere Leisure Centre	£22,005
Playing pitch improvements	£17,72.50
Total	£332,035

The providers have confirmed that the proposed contributions would not result in the pooling of more than 5 contributions towards one specific piece of infrastructure. The infrastructure improvements required would therefore comply with CIL Regulations 122 and 123.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure relevant contributions. As of yet, a signed and completed legal agreement has not been received. However, it is anticipated that an agreement would be entered into.

Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions, it is concluded that the proposal would adequately mitigate for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan.

#### Effect on the SPAs

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to

conserve and enhance biodiversity within Waverley. Development should retain, protect and enhance features of biodiversity and geological interest and ensure appropriate management of those features. Adverse impacts should be avoided or, if unavoidable, appropriately mitigated.

Within locally designated sites, Policy NE1 sets out that development will not be permitted unless it is necessary for appropriate on site management measures and it can demonstrate no adverse impact to the integrity of the nature conservation interest.

The site is located within the 5km of the Wealden Heaths II Special Protection Area (SPA). The proposal would result in an increase in people (permanently) on the site.

In light of the recent European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive, mitigation cannot be taken into consideration at screening stage. This judgement affects the way the Council approaches Habitats Regulations Assessments and therefore an Appropriate Assessment has been undertaken for the site. The Appropriate Assessment, which has been approved by Natural England, concludes that based on the plan submitted, the development would not have a significant adverse impact on the SPA.

Accordingly, officers consider that the proposal accords with Policy NE1 of the Local Plan Part 1 2018.

#### Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

This planning application has been accompanied by Ecological Assessment, Longdene House, Haslemere, Surrey 'Masterplan A' and 'Masterplan B', author Ecology Solutions Ltd, both reports dated May 2016. Further to this a letter dated 14th May 2018, author Ecology Solutions Ltd, reference 5675/ES/DF/))7.let.kt has been submitted in response to Surrey Wildlife Trust initial comments.

Surrey Wildlife have raised no objections, subject to conditions requiring the submission of sensitive lighting plans and enhancement plan and a Landscape and Ecological Management Plan (LEMP) prior to the commencement of development.

In light of the above, Officers are satisfied that the proposal would not prejudice the ecological value of the site and the proposal would therefore accord with Policy NE1 of the Local Plan (Part 1) 2018 and the requirements of the NPPF 2018.

### Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities.

In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 91 of the National Planning Policy Framework 2018 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. To this end, planning policies and decisions should aim to achieve places which promote inter alia safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Surrey Police have been formally consulted on the application and have requested that consideration be given to gaining Secured by Design certification for this development. This will ensure that the properties are constructed with a good level of basic security. However, as the Council does not have a policy to require this, it would not be reasonable to request this condition. An informative has however been recommended in this regard.

Officers are satisfied that the development would not lead to crime and disorder in the locality which would accord with the requirements of the NPPF 2018 and the Crime and Disorder Act 1998.

## Sustainability

Policy CC2 seeks to ensure all new development includes measures to minimise energy and water use. The Policy goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day.

Conditions 19 and 39 have been recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings.

## Accessibility

Policy AHN3 of the Local Plan Part 1 (2018) states that the Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: “Accessible and adaptable dwellings” to meet the needs of older people and those with disabilities.

The supporting text to the policy states that this will be delivered through the implementation of planning permissions. As such, this will be picked up by the building control process if planning permission is implemented.

## The Equalities Act 2010 and Human Rights Implications

There are no implications from this application in terms of the Equalities Act 2010 and Human Rights Implications.

## Environmental Impact Regulations 2017

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2017 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

## Pre Commencement Conditions

“Pre commencement condition” means a condition imposed on the grant of permission which must be complied with: before any building/ other operation/ or use of the land comprised in the development is begun.

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the case of each pre-commencement condition, for the condition being a pre-commencement condition.



Where pre commencement conditions are justified, these are provided with an appropriate reason for the condition.

#### Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraph 38 of the NPPF 2018. This included:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

#### Response to third party comments

It is noted that Haslemere Town Council have not raised an objection to the proposal.

Officers note the concerns raised by the third party to the proposal and these have been carefully considered in the assessment of this application. However, for the reasons given above, it is considered that the proposal would not be significantly harmful to highway safety, visual amenity, landscape character and biodiversity subject to relevant conditions.

With regards to drainage and drinking water supply, the Lead Local Flood Authority and Thames Water have assessed the application and raise no objection subject to conditions.

With regards to the Government's 25 year Environmental Plan, this does not form part of the development plan and as such carries little weight. Notwithstanding this, Officers are satisfied that the proposed development

would constitute sustainable development and would conserve the natural beauty of the AONB and AGLV.

With regards to alternative sites for affordable housing, the current application must be considered on its own merits. Officers consider that the provision of affordable housing would weigh in favour for the scheme.

The Land Availability Assessment (LAA) has been updated since 2016, the 2018 LAA identifies the site as 'green rated', a potentially suitable site for 25 dwellings.

### Conclusion

The proposal is not considered to be major development in the AONB. The proposed development in Area A would only result in moderate adverse impact on the landscape character within Area A and only slightly adverse impacts beyond the application area. Areas B, C and D would have no adverse impact on the AONB. For this reason, the proposal is in conflict with the Development Plan, however, the limited identified harm is a negative aspect of the scheme which needs to be weighed against the benefits of the proposal.

The proposed development would provide a net gain of 27 units in a sustainable location close to Haslemere and would not result in any material harm to neighbouring residential amenity.

Whilst the proposed housing mix would not be in line with the requirements of the SHMA 2015. The proposal would provide 37% on site affordable housing, this would exceed the provision required by Policy AHN1 of the Local Plan Part 1 (2018) and the additional benefit would weigh in favour for the proposal.

The County Highway Authority is satisfied that the proposal is acceptable in terms of highway safety, access location, traffic capacity, parking provision and policy considerations.

The development is to be located wholly within Flood Zone 1 and subject to the imposition of suitably worded conditions to secure SuDS details, the development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and, would reduce flood risk overall.

The proposed conversion and alteration of Longdene House and the erection of a garage would be acceptable in visual terms and would not result in any

material harm to the significance of the non-designated heritage asset, nor the setting of Listed Buildings and Building of Local Merit in the surrounding area.

All other technical matters including; amenity and play space provision, land contamination, ecology and impact upon the SPAs, are also found to be acceptable, subject to conditions.

Subject to the completion of the section 106 agreement to secure contributions towards recycling provision, play pitches, environmental improvements, education and the provision of affordable housing the proposal would not be harmful to local infrastructure.

Finally Area A of the site (the only area where harm has been identified) is an allocation in the Draft Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies. This should be given limited weight, but is a material consideration in favour of the proposal.

Officers consider that the identified benefits outweigh the limited harm to the landscape in Area A and the conflict with the development plan. As such, planning permission is recommended for approval.

### **Recommendation A**

That, subject to the consideration of any further representations by 22/08/2018 that raise further material consideration that have not yet been considered and subject to conditions and a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, SuDs and open space management/maintenance permission be GRANTED.

### **Schedule of Conditions for the Full permission (Area C as shown on plan 1027.2.04A)**

1. Condition  
The plan numbers to which the full permission relates are:  
078-PL-02 Existing Site Plan  
074-PL-001 Rev. A Location Plan  
078-PL-017 Existing Block and Demolition Plan  
079-PL-018 Proposed Blocks  
1027.2.04A Landscape Masterplan (25 Unit Scheme)  
1027.2.05A Landscape Masterplan (25 Unit Scheme) Sturt Road Context  
1027.2.08 Semi-Detached Dwellings (Area B), Longdene House (Area C), Glasshouse/Outbuildings (Area D)

078-PL-020 Existing Basement  
078-PL-021 Existing Ground Floor Plan  
078-PL-022 Existing First Floor Plan  
078-PL-023 Existing Second Floor Plan  
078-PL-024 Existing Roof Plan  
078-PL-025 Existing South Elevation  
078-PL-026 Existing West Elevation  
078-PL-027 Existing North Elevation  
078-PL-028 Existing East Elevation  
078-PL-030 Rev. A Basement  
078-PL-031 Ground Floor Plan  
078-PL-032 First Floor Plan  
078-PL-033 Second Floor Plan  
078-PL-034 Roof Plan  
078-PL-035 Rev. A South Elevation  
078-PL-036 Rev. A West Elevation  
078-PL-037 Rev. A North Elevation  
078-PL-038 Rev. A East Elevation  
078-PL-040 Garage Plans  
078-PL-041 Garage Elevations

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

#### Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

#### 2. Condition

The development hereby granted full permission shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

#### Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 9 "Promoting Sustainable Transport" of the National Planning Policy Framework 2018.

3. Condition

The development hereby granted full permission shall not be first occupied unless and until secure parking of bicycles within the development site has been provided in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 9 "Promoting Sustainable Transport" of the National Planning Policy Framework 2018.

4. Condition

External lighting on the site shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series".

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Waverley Borough Local Plan 2002.

5. Condition

No development hereby granted full permission shall take place until samples of the materials to be used in the construction of the external surfaces of the development for the full permission, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

6. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions,

alterations or outbuildings (as permitted by Classes A, B and E of Schedule 2) shall be made to building known as Longdene House and shown as Area C on plan number 1027.2.08, or erected within its curtilage without the written permission of the Local Planning Authority.

#### Reason

Having regard to the visual amenities of the area including the AONB in accordance with Policies RE3 and TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Waverley Borough Local Plan 2002.

#### 7. Condition

The development hereby granted full permission shall not commence until a Construction Transport and Environmental Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones, including decorative displays and facilities for public viewing
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles
- (j) measures to minimise noise (including vibration) generated by the construction process to include proposed method of piling for foundations, section of plant and machinery, and use of noise mitigation barrier(s)
- (k) details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- (l) wheel washing facilities
- (m) measures to control the emission of dust and dirt during construction
- (n) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (o) mixing of cement

has been submitted to and approved in writing by the Local Planning Authority. The space referred to above in parts a, b, c and o and the access routes to them (if not existing metalled ones) shall be a minimum of 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

## Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect all trees worthy of protection. In accordance with Policies NE2 and ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 9 ""Promoting Sustainable Transport"" of the National Planning Policy Framework 2018.

## 8. Condition

The development hereby granted full permission shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
- b) The results of infiltration testing completed in accordance with BRE:365. If results are suitable and soakaways are proposed then full details of how groundwater will be protected from pollution should be provided.
- c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 2litres/sec should a surface water outfall from the site be required (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- d) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions.
- e) Details of how the orifice plate / discharge mechanism offsite will be protected from blockage.
- f) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
- g) Details of Management and Maintenance regimes and responsibilities

The development shall be carried out in accordance within the approved details.

## Reason

To ensure the design meets the technical stands for SuDS and complies with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018. This condition is a pre-commencement condition because it goes to the heart of the permission.

9. Condition

Prior to the first occupation of the development hereby granted full permission, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System has been constructed as per the agreed scheme.

Reason

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018.

10. Condition

The development hereby granted full permission shall not commence until a Landscape Ecological Management Plan (LEMP), to include details of;

- Details of all hard and soft landscaping
- Details of all boundary treatment, including all walls, fences or other means of enclosure
- Details of earthworks including the proposed grading and mounding of land areas, the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.
- Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal and measures to retain habitat connectivity with regards to dormice.
- Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- Measures to maintain and enhance foraging resource and connectivity of movement across the development site for badgers
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance



with the agreed details and shall be carried out prior to the occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

#### Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development and in the interest of visual amenity in accordance with Policies TD1, NE1 and NE2 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

#### 11. Condition

The development hereby granted full permission shall not commence until a pollution prevention strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The strategy shall detail the control measures used to minimise the impact of the development proposal to the local groundwater both during and after construction. The development shall be carried out in strict accordance with the approved details.

#### Reason

To protect shallow groundwater and potable water abstraction, in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

#### 12. Condition

Construction works pursuant to the full permission shall not take place other than between the hours 08:00 and 18:00 Mondays to Fridays and between 08:00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.

#### Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

13. Condition  
No burning of materials shall take place on site during the construction of the development pursuant to the full permission hereby approved.

Reason

In the interest of local amenity and air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition  
The development hereby granted full permission shall not take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason

To ensure that any important archaeological remains are preserved and that there would be no adverse archaeological implications in accordance with Policy HA1 of the Local Plan Part 1 2018 and retained policies HE14 and HE15 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

15. Condition  
The development hereby granted full permission shall not commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings and site access. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the permission.

16. Condition

The development hereby granted full permission, including groundworks or demolition processes shall not be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of ;

- a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and
- b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

**Reason**

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the permission.

**17. Condition**

No development hereby granted full permission shall take place until details have been submitted to, and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the development hereby granted full permission, including cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees. The development shall be carried out in strict accordance with the approved details.

**Reason**

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

**18. Condition**

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building

Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan Part 1 2018.

19. Condition

Prior to the residential occupation of the Longdene House, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwelling has been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

**Schedule of Conditions for the Outline permission (Areas A, B and D as shown on plan 1027.2.04A)**

20. Condition

Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

1. layout
2. scale
3. appearance

The development shall be carried out in accordance with the approved 'Reserved Matters'. Approval of all 'Reserved Matters' shall be obtained from the Local Planning Authority in writing before any development commences.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

21. Condition

The development to which this outline permission relates must be begin no later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

22. Condition

The plan numbers to which the outline permission relates are:

078-PL-02 Existing Site Plan  
074-PL-001 Rev. A Location Plan  
1027.2.01C Landscape & Visual Baseline Assessment and Local Photoviewpoint Locations  
1027.2.04A Landscape Masterplan (25 Unit Scheme)  
1027.2.05A Landscape Masterplan (25 Unit Scheme) Sturt Road Context  
1027.2.07F Land Adjacent to Main Access (Area A) 25 Unit Scheme  
1027.2.08 Semi detached dwellings (Area B), Longdene House (Area C) Glasshouse/outbuildings (Area D)  
1027.07F Plan of primary tier fixed elements (Landscape/means of access)  
16-T001 07 Site Access Options - Scheme B  
078-PL-14A Illustrative Masterplan  
078-PL-017 Existing Block and Demolition Plan  
079-PL-018 Proposed Blocks  
078-PL-050 Existing Floor Plans Cottages  
078-PL-051 Existing Elevations 1 Cottages  
078-PL-052 Existing Elevations 2 Cottages  
078-PL-053 Existing Glasshouse  
078-PL-054 Existing Store 1  
078-PL-055 Existing Store 2  
114543/9001 Development Area and Source Protection Zones Site Plan

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

23. Condition

Full details of the proposed market housing mix shall be submitted to, and agreed in writing by, the local planning authority either alongside or

prior to the determination of the first Reserved Matters Application. The housing mix shall be in general accordance with the SHMA. The development shall be carried out in accordance with the approved market housing mix.

Reason

To ensure that the development meets the housing needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA) and to accord with Policies AHN1 and AHN3 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the permission.

24. Condition

Only up to 25 dwellings shall be provided in Area A; up to 2 dwellings shall be provided in Area B and up to 1 dwelling shall be provided in Area D, in accordance with Plan number 1027.2.04B.

Reason

Having regard to the visual amenities of the area including the AONB in accordance with Policies RE3 and TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

Prior to the first occupation of the dwellings hereby granted outline permission, the change of use of the existing office (comprising 'Longdene House') to residential dwelling hereby granted full permission, shall have been fully implemented.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 9 "Promoting Sustainable Transport" of the National Planning Policy Framework 2018.

26. Condition

No development hereby granted outline permission shall commence until a Construction Transport and Environmental Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)

- (e) provision of boundary hoarding behind any visibility zones, including decorative displays and facilities for public viewing
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles
- (j) measures to minimise noise (including vibration) generated by the construction process to include proposed method of piling for foundations, section of plant and machinery, and use of noise mitigation barrier(s)
- (k) details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- (l) wheel washing facilities
- (m) measures to control the emission of dust and dirt during construction
- (n) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (o) mixing of cement

has been submitted to and approved in writing by the Local Planning Authority. The space referred to above in parts a, b, c and o and the access routes to them (if not existing metalled ones) shall be a minimum of 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

#### Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect all trees worthy of protection. In accordance with Policies NE2 and ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 9 "Promoting Sustainable Transport" of the National Planning Policy Framework 2018. This is a pre-commencement condition as it goes to the heart of the permission.

#### 27. Condition

The development hereby granted outline permission shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

b) The results of infiltration testing completed in accordance with BRE:365. If results are suitable and soakaways are proposed then full details of how groundwater will be protected from pollution should be provided.

c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 2litres/sec should a surface water outfall from the site be required (as per the SuDS pro-forma or otherwise as agreed by the LPA).

d) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions.

e) Details of how the orifice plate / discharge mechanism offsite will be protected from blockage.

f) Details of how the runoff (including any pollutants) from the development site will be managed during construction.

g) Details of Management and Maintenance regimes and responsibilities

#### Reason

To ensure the design meets the technical stands for SuDS and the final Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018. This condition is a pre-commencement condition because it goes to the heart of the permission.

#### 28. Condition

Prior to the first occupation of the development hereby granted outline permission, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System has been constructed as per the agreed scheme.

#### Reason

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018.

#### 29. Condition



External lighting on the site shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series".

#### Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Waverley Borough Local Plan 2002.

#### 30. Condition

The development hereby granted outline permission shall not commence until a Landscape Ecological Management Plan (LEMP), to include details of;

- Details of all hard and soft landscaping
- Details of all boundary treatment, including all walls, fences or other means of enclosure
- Details of earthworks including the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.
- Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal and measures to retain habitat connectivity with regards to dormice.
- Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- Measures to maintain and enhance foraging resource and connectivity of movement across the development site for badgers
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed details and shall be carried out prior to the occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such

replacements to be of same species and size as those originally planted.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development and in the interest of visual amenity in accordance with Policies TD1, NE1 and NE2 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

31. Condition

Development hereby granted outline permission shall not commence until a pollution prevention strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The strategy shall detail the control measures used to minimise the impact of the development proposal to the local groundwater both during and after construction. The development shall be carried out in strict accordance with the approved details.

Reason

To protect shallow groundwater and potable water abstraction, in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

32. Condition

Construction works pursuant to the hereby granted outline permission shall not take place other than between the hours 08:00 and 18:00 Mondays to Fridays and between 08:00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

33. Condition

No burning of materials shall take place on site during the construction of the development hereby granted outline permission.

Reason

In the interest of local amenity and air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

34. Condition

The development hereby granted outline permission shall not take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason

To ensure that any important archaeological remains are preserved and that there would be no adverse archaeological implications in accordance with Policy HA1 of the Local Plan Part 1 2018 and retained policies HE14 and HE15 of the Waverley Borough Local Plan 2002.

35. Condition

No development hereby granted outline permission shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings and site access. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan Part 1 2018.

36. Condition

No development hereby granted outline permission, including groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of ;

- a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer

and personnel responsible for the implementation of the approved development and

b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policy NE2 of the Local Plan Part 1 2018.

37. Condition

No development hereby granted outline permission shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the outline development, including cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

38. Condition

Prior to commencement of any works hereby granted outline permission, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter, in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002. This is pre-commencement condition as it goes to the heart of the permission.

39. Condition  
Prior to the occupation of the dwellings hereby granted outline permission, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

40. Condition  
Prior to commencement of the development hereby granted outline permission, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include

- (i) All works to be undertaken
- (ii) Proposed remediation objectives and remediation criteria
- (iii) Timetable of works
- (iv) Site management procedures

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that the development would not result in harm to future occupiers of the site by way of land contamination, in accordance with retained Policy D1 of the Local Plan 2002 and paragraph 178 of the NPPF 2018. This is a pre-commencement condition as it goes to the heart of the permission.

41. Condition

Upon completion of the approved remediation works required by condition 40, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 40 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason

To ensure that the development would not result in harm to future occupiers of the site by way of land contamination, in accordance with retained Policy D1 of the Local Plan 2002 and paragraph 178 of the NPPF 2018.

42. Condition

Following commencement of the development hereby granted outline permission, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 41, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 40 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 40.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 41.

Reason

To ensure that the development would not result in harm to future occupiers of the site by way of land contamination, in accordance with retained Policy D1 of the Local Plan 2002 and paragraph 178 of the NPPF 2018.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions

have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. In respect of Condition 5 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on [www.surreycc.gov.uk](http://www.surreycc.gov.uk)
5. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.
6. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
7. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.

8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. The Developer / Management must inform Waverley Borough Council Environmental Services Department at least four weeks prior to the proposed date of initial occupation, in order that final arrangements for refuse and recycling collections can be made.
11. The applicant should consider working with the Designing Out Crime Officers to obtain secured by Design Gold certification.
12. It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
13. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing



wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

14. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
15. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

### **Recommendation B**

That, if the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED for the following reasons:

1. In the absence of an appropriate agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need, the proposal would fail to create a sustainable, inclusive and mixed community and would be contrary to Policy AHN1 of the Local Plan Part 1 (2018) and the requirements of paragraph 62 of the NPPF 2018.
2. In the absence of an appropriate legal agreement to secure appropriate planning infrastructure contributions towards education, recycling, playing pitches and off-site environmental improvements, the proposal fails to limit the impacts of the development on existing infrastructure. The proposal therefore conflicts with Policy ICS1 Local Plan (Part 1) 2018 and paragraph 8 of the NPPF 2018.

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