

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

When calling please ask for:

Amy McNulty, Democratic Services Officer

Policy and Governance

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Date: 14 June 2019

Membership of the Joint Planning Committee

Cllr Brian Adams
Cllr David Beaman
Cllr Peter Clark
Cllr Carole Cockburn
Cllr Richard Cole
Cllr Steve Cosser
Cllr Sally Dickson
Cllr Brian Edmonds
Cllr David Else
Cllr Paul Follows
Cllr John Gray
Cllr Val Henry

Cllr George Hesse
Cllr Daniel Hunt
Cllr Peter Isherwood
Cllr Anna James
Cllr Jacquie Keen
Cllr John Neale
Cllr Peter Nicholson
Cllr Penny Rivers
Cllr Liz Townsend
Cllr Steve Williams
Cllr George Wilson

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 Wednesday, 19 June 2019 to enable a substitute to be arranged.

Dear Councillor

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

DATE: WEDNESDAY, 26 JUNE 2019

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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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

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. **APPOINTMENT OF CHAIRMAN**

To confirm the appointment of Cllr Richard Cole as Chairman of the Joint Planning Committee for the Council year 2019/20.

2. **APPOINTMENT OF VICE-CHAIRMAN**

To confirm the appointment of Cllr David Beaman as Vice-Chairman of the Joint Planning Committee for the Council year 2019/20.

3. **MINUTES**

To confirm the Minutes of the Meeting held on 23 April 2019 (to be laid on the table half an hour before the meeting).

4. **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.

Members are advised that in order for a substitute to be arranged, a Member

must give four clear working days notice of their apologies. For this meeting, the latest date apologies can be given for a substitute to be arranged is Wednesday 19 June 2019.

5. 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.

6. 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.

The deadline for receipt of questions is 5pm on Wednesday 19 June 2019.

7. QUESTIONS FROM MEMBERS

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

The deadline for receipt of questions is 5pm on Wednesday 19 June 2019.

Applications subject to public speaking

8. A1. APPLICATION FOR PLANNING PERMISSION - WA/2019/0067 - LAND SOUTH OF DAVIESITES, CHARTERHOUSE, QUEENS DRIVE, GODALMING (Pages 7 - 42)

Proposal

Erection of 2 buildings comprising over 4,000 sq.m of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces at Land South Of Daviesites, Charterhouse, Queens Drive Godalming.

Recommendation

That, subject to consultation with the Secretary of State, conditions 1 – 21 and informatives 1 – 6, permission be GRANTED.

9. A2. APPLICATION FOR PLANNING PERMISSION - WA/2018/1675 - WOODSIDE PARK, CATTESHALL LANE, GODALMING (Pages 43 - 72)

Proposal

Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works. In conjunction with application WA/2018/1336 to vary the

conditions of the outline consent and application WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019).

Recommendations

Recommendation A:

That, subject to conditions 1 - 10, informatives 1 - 4 and the prior completion of a legal agreement to secure changes to the outline consent and affordable housing previously approved, permission be GRANTED.

Recommendation B:

That, should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.

10. A3. APPLICATION FOR PLANNING PERMISSION - WA/2019/0106 - BACKWARD POINT, CHERRY TREE LANE, EWHURST GU6 7GG (Pages 73 - 110)

Proposal

Erection of 9 dwellings (3 affordable) with garaging, access, landscaping and associated works following demolition of existing dwelling (as amended by plans received 27/03/2019, 12/06/2019 and 14/06/2019).

Recommendations

Recommendation A:

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of affordable housing and the maintenance of the SuDS, permission be GRANTED subject to conditions 1 – 20 and informatives 1 – 10.

Recommendation B:

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED.

11. 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.

12. LEGAL ADVICE

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

**For further information or assistance, please telephone
Amy McNulty, Democratic Services Officer, on 01483 523224 or by
email at amy.mcnulty @waverley.gov.uk**

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Agenda Item 8.

A1 WA/2019/0067
The Governing Body Of Charterhouse School
03/01/2019

Erection of 2 buildings comprising over 4,000 sq. m of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces. at Land South Of Daviesites, Charterhouse, Queens Drive Godalming

Committee: Joint Planning Committee
Meeting Date: 26/06/2019

Public Notice: Was Public Notice required and posted: Y
Grid Reference: E: 496034 N: 145049

Parish/Town: Godalming
Ward: Godalming Charterhouse
Case Officer: Kate Edwards
Expiry Date: 03/04/2019
Time Extended Date: TBC
Neighbour Notification Expiry Date: 22/02/2019
Neighbour Notification
Amended/Additional Expiry Date:

RECOMMENDATION That, subject to consultation with the Secretary of State, conditions and informatives, permission be GRANTED

1. Introduction

At the meeting of the Joint Planning Committee on 17 April 2019 it was resolved that this application should be deferred, on advice from officers, due to outstanding issues with regards to the Natural England consultation.

Natural England's original comments (received 08/04/2019) included a requirement for a condition to ensure that the buildings would not be permanently occupied. Following receipt of the comments, however, the applicant raised concerns regarding this given that 6 units of live in staff accommodation are proposed within the buildings (received 09/04/2019). These concerns were relayed to Natural England on 10/04/2019. Following discussion, Natural England have now confirmed in writing that they are satisfied that these 6 units could be permanently occupied without adverse impact on the integrity of the SPA. Unfortunately this matter was not confirmed prior to the previous committee and a deferral was therefore necessitated. The detailed wording of a suitable condition has now been agreed with Natural

England, and they have confirmed that they have no comments on the updated Appropriate Assessment.

Location Plan



Proposed block plan



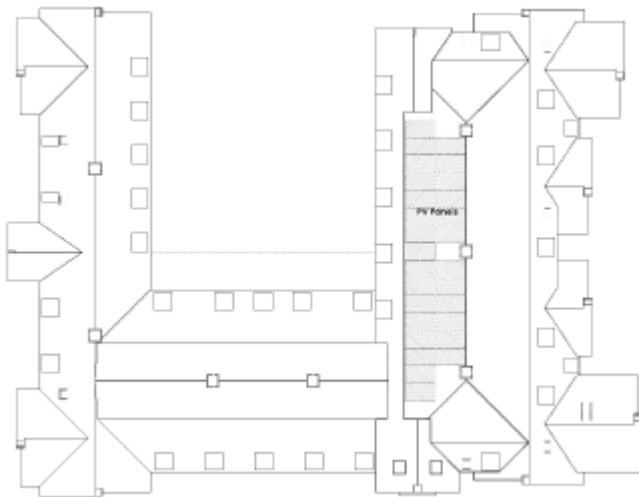
Front (eastern) elevation within streetscene onto Queens Drive



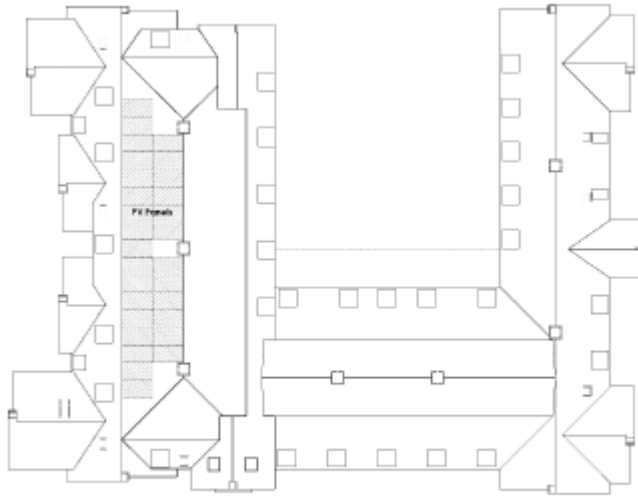
Rear (western) elevation within street scene



Proposed roof plan – northern boarding house



Proposed roof plan – southern boarding house



Proposed ground floor plan – southern building



Proposed first floor plan – northern building



2. Site Description

- The application site measures 0.85 hectares and is located within the wider Charterhouse School site, which is to the southern side of Hurtmore Road.
- The application site itself includes an area to the west (where the boarding houses are proposed) and an area to the east (where the car park is proposed) of Queen's Drive.
- The area to the east is currently occupied by tennis courts.
- Open fields adjoin immediately to the east.
- Existing boarding houses are sited to the north and south of the site.

3. Proposal

Full planning permission is sought for the erection of two buildings comprising over 4000m² of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces.

- The proposed buildings would be u shaped with central courtyards. They would be a maximum of 35m wide and 27.5m deep.
- The maximum height of the buildings would be 15.4m and they would be 6.9-7.3m in height to the eaves.
- The proposed boarding houses are a gothic inspired form of architecture, with steep gables and a varied roof form, taking reference from the historic educational buildings within the site.
- The ground floor of each building would be occupied by a small number of boarding rooms and various ancillary rooms for daytime use, including a matrons office and sick bay, common rooms, kitchen and dining spaces, study

areas, a boot room and the ground floor of a private accommodation for the house master.

- The first floor would accommodate a number of boarding rooms and the upper floor of the House Masters house which would have 4 bedrooms.
- Alongside a number of boarding rooms, the second floor would accommodate a two bedroom private matrons accommodation and facilities for the cleaners. A tutors flat would also be included, creating a total of 6 staff homes within the buildings.
- The proposed car park would contain 77 spaces. The agent has advised that these spaces would have two purposes. Firstly, they would be a re-provision of spaces from elsewhere on the campus due to a pedestrianisation of the main teaching area. Secondly, they would provide additional space for parents arriving at and leaving the site at the start and end of term.
- The boarding houses would provide space for 128 additional boarding pupils. The Planning Statement expresses a desire by the school to expand, and to make a co-educational provision which currently only exists for the sixth form.
- The planning agent has advised that the educational space provision to serve the additional boarders would be provided by reconfigurations of the existing space, consented schemes and future proposals.

4. Relevant Planning History

Numerous applications at the site are on the planning record. Applications received since 2010 for new buildings or extensions are listed below. Works to dwellinghouses within the site, or alterations and installations to buildings other than extensions or change of use applications, are excluded as they are not considered to be relevant in this instance.

WA/2019/0148	(At The Old Headmasters House) Erection of extensions and alterations to the existing building following demolition of existing extension and detached garage; associated car parking and landscaping	Full permission 25/03/2019
WA/2019/0149	Listed building consent for the works proposed in application WA/2019/0148	Listed Building Consent Granted 25/03/2019
WA/2019/0047	Installation of PV panels to roof of Queens Sports Centre at Charterhouse School	Full permission 04/03/2019
WA/2018/1263	Erection of extensions and alterations to Peter May pavilion	Full permission 12/09/2018
WA/2017/0902	Erection of lighting columns along	Full permission

	north Way and Long Walk	22/09/2017
SO/2018/0008	(At the Broom and Lees Playing Field) Screening opinion application requesting that the Local Planning Authority determine whether a potential proposal would be development subject to the Environmental Impact Assessment (EIA) Regulations. A potential scheme of 132 dwellings was described.	EIA not required 24/07/2018 No subsequent application has been received and there is no current application or pre-application discussion in relation to Broom and Lees.
NMA/2016/0198	Amendment to WA/2015/2051 for relocation of portacabin and amendment to elevations under WA/2015/2052	Non material amendment allowed 11/01/2017
WA/2016/1716	(At Daviesites) Certificate of Lawfulness under section 192 for alterations to fenestration and elevations.	Certificate of Lawfulness Granted 24/10/2016
WA/2016/0889	Certificate of Lawfulness under section 192 for proposed use of buildings for wedding ceremonies up to 8 times per year.	Certificate of Lawfulness Granted 22/06/2016
WA/2015/2052	(At the Museum Block) Listed Building Consent for the erection of extensions to the Museum and Science block and associated works.	Listed Building Consent Granted 01/03/2016
WA/2015/2051	(At the Museum Block) Erection of extensions and alterations to Museum and Science building; erection of new toilet block and associated works following the demolition of ancillary buildings; siting of temporary replacement administration buildings for the duration of the construction.	Full Permission 01/03/2016
WA/2014/1475	(At Fletcherites) Erection of building to provide girls boarding accommodation	Full permission 01/10/2014
WA/2014/0259	(At Central Dining Block) Erection of extension to existing building.	Full permission 08/04/2014
WA/2012/1862	(At Chetwynd Hall) Erection of extension to boarding house.	Full permission 04/01/2013

WA/2011/2188	Application under section 73a to vary condition 30 of WA/2011/0696 (extension to Sports Centre, New Pavilion and Sports Pitch) to allow resiting of tennis courts, alterations to flood lighting and revised landscaping	Full permission 21/03/2012
WA/2011/1953	Application for a new planning permission to replace extant planning permission WA/2008/1486 (new vehicle access road and car parking).	Full permission 23/12/2011
WA/2011/1075	Erection of single storey temporary classroom building	Temporary permission 17/08/2011
WA/2011/0696	Erection of extensions and alterations to existing Sports Centre; construction of 2 new all weather pitches and 6 tennis courts; provision of new car parking following demolition of Stainers and other outbuildings; erection of new sports pavilion.	Full permission 05/08/2011
WA/2011/0531	Variation under section 73 of condition 5 of WA/2008/1863 (uncovered parking spaces to be provided instead of garages or car ports).	Full permission 19/05/2011

5. Planning Policy Constraints

Green Belt

Area of Great Landscape Value

Listed Buildings within the school site to the west

Godalming hillsides

Ancient Woodland 500m buffer

Near to SSSI

Wealden Heaths I SPA 5km

Area subject to special advertisement control

Neighbourhood Plan Designation (16/07/2013)

Ancient woodland

6. Development Plan Policies and Guidance

The development plan and relevant policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1 (sustainable development); ST1 (Sustainable transport); TD1 (Townscape and design); NE1 (biodiversity); NE2 (Green and blue infrastructure); RE2 (Green Belt); RE3 (AGLV); HA1 (Heritage assets)
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 (environmental implications); D4 (Design and layout); C7, D6 and D7 (trees); CF3 (educational establishments); HE3 and HE5 (Heritage Assets)
- Godalming and Farncombe Neighbourhood Plan. The plan is emerging but carries significant weight.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Infrastructure Delivery Plan (2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Surrey Hills Management Plan (2014-2019)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020

7. Consultations and Town/Parish Council Comments

Secretary of State	It is noted that, in accordance with the (Consultation)(England) Direction 2009, should the Committee be minded to grant consent, consultation with the Secretary of State would be required for a 21 day period following the date that the resolution is made.
County Highway Authority	No objection subject to conditions in relation to provision of parking; provision of cycle parking and electric Vehicle Charging Points; Provision of School

	Travel Plan; Provision of Construction Traffic Management Plan. Also recommends informatives as per recommendation below.
Surrey Wildlife Trust	If minded to grant consent, works should commence in accordance with details of submitted survey; Bat survey should be submitted prior to determination; Within 5km of SPA and SAC and Natural England should be consulted; Near to SSSI which should be considered.
Thames Water	No objection with regards to impacts on water network, water treatment infrastructure, or foul water sewerage network.
Sport England	No objection. They do not consider that the proposal falls within their statutory remit for comment.
Natural England	Natural England have stated that they have no objection and that the proposals are unlikely to harm the SPA subject to the student rooms not being subject to permanent occupation. They have agreed the wording of a condition to that effect and confirmed that they have no comments to make on the Council's Appropriate Assessment. With regards to the SSSI, they have stated that SUDs on site would be required to prevent adverse impacts.
Local Lead Flood Authority	The LLFA commented that the proposed drainage scheme meets the requirements of the relevant policy documents. They recommended a conditions for SUDs to be provided in accordance with further details to be submitted and a condition requiring SUDs verification.
Town Council	No comments received. The Town Council have been informally re-contacted, and advised of the JPC committee date, given that they have had a change of council members since the previous formal consultation. Any response received prior to committee will be reported in an update sheet.

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 01/02/2019, site notices were displayed around the site on 01/02/2019 and neighbour notification letters were sent on 29/01/2019.

37 letters have been received raising objection / raising concerns on the following grounds:

- Building on Green Belt with no worthwhile special circumstances
- Loss of Green Space
- Excessive car parking
- Creeping development
- The school is looking to acquire incremental consents to build a case for the Broom and Lees playing field development of a large number of homes
- The development will be reliant on the sale of Broom and Lees playing field financially and the school could fail. The development would therefore strengthen the case for the Broom and Lees development.
- Will create a biased precedent for future development at the school
- The school has not consulted on its 'Masterplan'
- A heritage site which should be preserved. The proposal will do nothing to improve the surrounds of the listed buildings.
- No benefit to the local community
- Given the height of the proposed buildings, they would impact on local views
- Adverse impact on nature
- Adverse impact health and wellbeing
- Will contribute to the destruction of Godalming's historic nature.
- Loss of character and atmosphere
- The school does not serve the local population, and a number of the pupils are from overseas
- Loss of Sports field
- Should not be urbanised
- Would result in destruction of beautiful view of the hillside
- The site is within AGLV, 500m of ancient woodland and 5km of the Wealden Heaths SPA
- Overdevelopment
- Adverse impact on roads, public transport and public services.
- Loss of mature trees
- Traffic noise and pollution in operational phase, particularly in combination with recent car park approval.
- Traffic noise and pollution in construction phase, alongside road damage by mature tree loaded vehicles
- The existing 1970s blocks are unattractive and it would be better to demolish them and rebuild on the footprint.
- Existing entrances inadequate to support new traffic
- The Transport Survey contains insufficient information
- The expansion of the school would harm the chances of local state school pupils getting into good universities
- It is not necessary for the school to expand or increase boarding accommodation to become coeducational

- No record of Natural England consultation
- The Planning Inspectorate has recently stated that the school site should remain as Green Belt

Submissions in support

No representations were received in support of the application.

8. Determining Issues

1. Principle of development
2. Planning history
3. Impact on Green Belt
4. Impact on visual amenity and the Surrey Hills AGLV
5. Impact on the Listed Building
6. Impact on residential amenity
7. Effect on the SPAs
8. Biodiversity and compliance with Habitat Regulations 2017
9. Impact on Trees and Ancient Woodland
10. Transportation implications
11. Impact on sporting provision
12. Flooding considerations
13. Very special Circumstances

Planning Considerations

8.1 Principle of development

Policy SP1 of the Waverley Local Plan (Part 1) 2018 outlines a presumption in favour of sustainable development.

The development of educational facilities is supported in principle by the NPPF which states that Local Planning Authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.” (Para 94).

This is also echoed in Retained Policy CF3 of the Local Plan 2002 which states that educational facilities will be permitted provided that a number of detailed criteria are met.

There is therefore a presumption in favour of this form of development, subject to it being in a sustainable location and of a sustainable form.

The site is within Green Belt. Unless the site meets any of the exceptions for Green Belt development in the NPPF as discussed below, it is considered to be

inappropriate development unless very special circumstances indicate that the benefits of the proposal outweigh the harm. This is discussed in more detail below.

8.2 Planning history

The planning history is a material consideration.

It is noted that there is a concurrent proposal for a change of use of accommodation elsewhere on the site, which would result in a nett loss of overnight accommodation for pupils. This represents a material consideration in relation to the very special circumstances case and is discussed below.

It is also noted that in recent years a number of expansions within the Green Belt have been consented on the site. The cumulative impact of these developments upon the Green Belt and is a material consideration which is discussed below.

8.3 Impact on Green Belt

Policy RE2 of the Local Plan (Part 1) 2018 states that the Green Belt will continue to be protected against inappropriate development, which will not be permitted unless very special circumstances can be demonstrated.

The NPPF (2019) states that the construction of new buildings should be regarded as inappropriate in the Green Belt, unless the proposal is considered to be an exceptional form of development as listed in paragraphs 145 and 146 of the NPPF.

The proposal does not fall under any of these exceptions and is therefore considered to be inappropriate development.

In order to weigh up the harm to the Green Belt against other considerations as outlined in the 'very special circumstances' section below, the level of harm caused to the Green Belt needs to be considered. The Planning Statement submitted with the application indicates that the applicant considers that there would be a very minor impact on the Green Belt. It states that this is because the school buildings exist throughout the site within landscaped grounds and the proposal would replicate this pattern.

It is acknowledged that the form of development, with detached school buildings within a wider landscaped area, would mirror that of the existing school site. However, given the scale of the two proposed buildings at part four storeys and over 4000m² in total area, it is considered that the impact on openness is beyond 'very minor'. The impact of the buildings on openness is, however, ameliorated to an extent, by the fact that the proposed buildings would be sited on an existing road between two existing buildings, and would not therefore be considered to increase

the spread of development across the site. Overall, therefore, it is considered that the impact on the openness of the Green Belt is moderate.

The proposed parking area would be level to the ground and therefore would not have a substantial impact on openness within the Green Belt., It would, however, given its significant size result in a visual contribution to sprawl within the site. It is therefore also considered to be harmful to the Green Belt.

Representations have raised concerns that the site is being developed in a 'creeping' fashion with separate inappropriate developments. The cumulative impact of developments within the site on Green Belt is considered to be a legitimate planning consideration. However, it is not considered that proposed works upon the site to date have resulted in a substantial erosion of the openness of the Green Belt, and the cumulative impact of separate proposals within the site is not considered to be substantially greater than that of the proposal for the boarding houses itself.

8.4 Impact on visual amenity and the Surrey Hills AGLV

Policy TD1 of the Local Plan 2018 (Part 1) 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 2019.

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV), protection of the AGLV shall be afforded in a manner which is commensurate with its status as a local landscape designation. Within these areas the protection and enhancement of the qualities of the landscape should be afforded significant weight.

The layout of the proposed development would be acceptable in visual amenity terms. As discussed above, given that the proposed buildings would be located on an existing road, 'infilling' between two existing buildings, it is not considered that there would be a sprawl of development across the site. This is also the case with the proposed parking area.

A number of representations have raised concerns regarding the loss of views across the site and through the existing garden area which currently occupies it. It is noted that there is currently a vista from the site location through to the main educational campus area. However, given the separation distance from this area of the site, at in excess of 200m, it is not considered that there would be a substantial loss of views of merit across the site.

In terms of bulk, height and massing, the proposed buildings would appear substantial. However, as is demonstrated by the submitted street scene elevations,

they would not appear significantly greater in scale than the existing buildings. They would appear as appropriately scaled institutional buildings within the wider site, to which a significant area of landscaping would still remain.

The architectural expression of the proposed buildings would have a neo-gothic style which echoes that of the Listed educational buildings within the site. This is appropriate given that they would sit within the setting of these buildings which would be visible from the site. The detailed design includes sufficiently coordinated architectural features, including tall gables and dormers, to result in a high quality appearance. The proposed buildings would not mimic the 1970s style of the immediately adjoining buildings, but this would not be necessary given that they would reflect an evolution of buildings of different eras within the site.

The proposal is therefore acceptable with regards to Policy TD1 of the Local Plan (Part 1) 2018, and retained Policies D1 and D4 of the Local Plan 2002.

The impact of the proposal upon the landscape also needs to be considered. The proposed buildings would have a significant height and therefore potential to impact on the landscape. However, given that they would in effect represent visual infilling along the existing road, the impact upon the landscape would not be substantial. Significant area of green space would remain surrounding the proposed buildings and suitable replacement planting would be provided. They would fit in with the existing form of development in this area of the landscape which consists of school buildings within extensive grounds. Equally, whilst the proposed car park would be visible within the landscape, it would be only a relatively small proportion of a larger landscaped area. The special beauty of the landscape would remain. The development is therefore acceptable with regards to Policy RE3.

8.5 Impact on the Listed Buildings within the school site

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with this, the NPPF 2019 states that development should preserve or enhance the character and setting of Listed Buildings.

Local Plan Part 1 2018 Policy HA1 states that the Council will safeguard and enhance all heritage assets within the Borough. Saved Policies HE3 and HE5 of the Local Plan 2002 states that developments which meet high design standards, and ensure that the new development is compatible, will be permitted.

The significance of the school buildings, which is recognised under several separate grade II list entries, is as purpose designed educational buildings of the period extending from 1872 and 1915. They are of bargate stone quarried on the site beneath clay tiles and is detailed in the gothic style. The later war memorial chapel

(grade II*) of 1927 by Sir Giles Gilbert Scott is a fine and imposing example of a more refined 20th century essay in gothic. Together the buildings present a remarkable campus demonstrating late 19th century thinking on educational provision, but harkening back to the traditions developed at the schools former ancient site in London.

It is considered that the proposal would result in a negligible impact on the significance of the Listed Buildings given that it would be sited at a significant distance (approximately 230m). The adjacent sports fields and lawns contribute to the setting, but the proposals do not trespass on their key areas.

There is also a small Listed bothy within the site. The significance of this asset is as a building designed by Edwin Lutyens and predating the school. Again, the proposal would result in negligible impact upon this asset given that it stands amongst another group of buildings sited outside the context of the current proposals.

Recommended condition 1 would control the siting of the buildings, condition 13 the exterior materials and condition 10 the ground levels. These would safeguard impacts on heritage assets.

The proposal is therefore acceptable with regards to Policy HA1 of the Local Plan (Part 1) 2018 and Retained Policies HE3 and HE5 of the Local Plan 2002.

8.6 Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) 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 2019.

The proposed buildings would be sited near to the centre of the school site. It would therefore be approximately 320m from the nearest adjoining residential occupiers to the south, approximately 330m from those to the north east and approximately 410m from those to the east. Given the substantial separation distances, it is considered that the proposal would not adversely impact upon the outlook, light or privacy of the occupiers of these dwellings. The level of noise experienced in these and other neighbouring dwellings would also be unharmed.

There are no policies within either the Local Plan 2002 (retained policies) or 2018 (Part 1) which set space and amenity standards for boarding accommodation. However, for completeness an assessment of potential mutual overlooking between the buildings has been undertaken.

Windows within the facing elevations of the two buildings would be, at the nearest point, 13m from each other. While this separation distance would not represent an ideal situation with regards to the prevention of mutual overlooking, a relatively small number of sleeping areas would be affected (2 in each building at each upper level). It is also noted that the sleeping accommodation would not generally be occupied extensively during the day, with pupils instead being able to make use of the extensive common room and study facilities on the ground floor. On this basis, and in the absence of set standards, this relationship is considered acceptable.

The proposal is therefore acceptable with regards to Policy TD1 of the Local Plan (Part 1) 2018 and Retained Policies D1 and D4 of the Local Plan 2002.

8.7 Effect on the SPAs

The site is within the 5km buffer zone for the Wealden Heaths SPA. The proposed development is for new boarding accommodation. The development would have a residential function for the pupils occupying the buildings. However, it would provide term time accommodation only for the pupils' time at the school, with individuals returning home at the end of term. Therefore, there would be no increase in people permanently residing at the site. However, given that the buildings would be occupied for a substantial part of the year an Appropriate Assessment has been undertaken, and is attached as appendix 1.

It is not considered that the pupils would create a significant additional demand on the Special Protection Area. The older pupils would not be able to keep vehicles with them at school, and so they would not have easy access to the SPA, instead needing to utilise limited public transport and travel on foot to reach it. They would also have extensive leisure and sports facilities provided on site within the extensive school grounds. The completed Appropriate Assessment therefore concludes that the proposal would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

Natural England returned comment stating that they have no objection subject to appropriate mitigation being secured. They have stated that without mitigation the proposal would be likely to have an adverse effect on the integrity of the SPA, and that the following mitigation is therefore required –

- The use of permeable paving in the car park.
- Surface water falling on the buildings should be infiltrated into the ground
- Foul water should be directed to a public sewerage system
- The student accommodation should be for school use only and should not be permanent accommodation

Conditions to secure these matters are recommended in the schedule below.

Following on from these initial comments Natural England have confirmed that it would be acceptable for the 6 units of staff accommodation within the proposed building to be permanently occupied. They have also agreed the wording of an appropriate condition, confirmed that they have no comments to make on the Appropriate Assessment and confirmed that any impacts on the SSSI (mitigated through the provision of SUDs) would not impact on the SPA.

On this basis, it is considered that there would be no residual detrimental impact upon the integrity of the SPA, following mitigation.

8.8 Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, 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.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI and is not an agricultural building or barn. It is, however, adjacent to the Charterhouse to Eashing SSSI.

The application was accompanied by an Ecology Report. Surrey Wildlife Trust (SWT) have returned comment on this document stating that the report is sound and the recommendations outlined in it with regards to the avoidance of potential harm to protected species should be adhered to.

It is noted that SWT requested that a bat survey be completed prior to determination. However, the Ecological Survey Submitted with the application included an assessment of bat habitat suitability, and did not find any suitable roosting areas other than within two trees and a building to be retained. None of the trees which are proposed for removal provided suitable habitat. On this basis, it is not considered that the submission of bat surveys prior to determination is warranted.

With suitable conditions to ensure that mitigating measures are put in place (and that the development proceeds on a precautionary basis), it is considered that the proposal would not result in harm to protected species. Recommended conditions 16-20 would control these matters.

8.9 Impacts on Trees and Ancient Woodland

Policies NE1 and NE2 of the Local Plan (Part 1) 2018 state that the council will seek to maintain and enhance features of biodiversity interest, including existing trees, woodlands and hedgerows. Retained Policies C7, D6 and D7 of the Local Plan 2002 state that the Council will seek to ensure that the extent of tree cover in the Borough is retained and to protect trees of value and require the planting of new trees where relevant.

The site is within 200m of ancient woodland, with the nearest area within the school site. It is situated a minimum of 38m from the site of the proposed boarding houses and 15.3m from the site of the proposed car parking area.

The Tree Officer has commented that, within the context of the site, the extent of tree loss (19 individuals) does not have a significant detrimental physical landscape impact in itself, provided that a scheme of mitigation planting is undertaken. The applicant has stated a commitment to carry this out and the final details could be secured by condition. The school grounds are currently lacking good age gradation in their tree stock so opportunities to biodiversity off-set through new tree planting to improve age structure are welcomed.

Retained tree/build relationships would not be ideal in some areas, particularly in respect of future light levels to habitable rooms, however this is considered in keeping with other mature parts of the campus.

Full details of tree protection measures would be secured by recommended condition 9. Recommended condition 10 (levels) and 11 (services) would also both ensure that the root protection areas would be unharmed. Condition 12 would ensure the provision of a suitable tree replacement and landscaping strategy.

Overall, given the proposed replacement planting, it is not considered that there would be an adverse net impact on trees throughout the site and the proposal therefore accords with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

8.10 Transportation implications

Policy ST1 of the Local Plan (Part 1) 2018 outlines a number of sustainable transport criteria, including that development proposals should ensure an appropriate parking provision and be subject to Travel Plans where relevant.

The proposed 77 additional parking spaces within the existing tennis court area would be used primarily for parents dropping off and picking up pupils at the start

and end of term and half terms. The planning agent has also verbally indicated that some of the spaces would also be used to offset spaces which are to be removed from the central educational campus area, as part of a pedestrianisation proposal to avoid visual clutter in that location.

The additional traffic generated as a result of the additional parking spaces, would not primarily be day to day traffic therefore, and instead would be concentrated at peak times of year.

Surrey County Council Highway Authority have not raised an objection to the proposal on the basis of the level of traffic generated and no concern has been expressed by them with regards to adverse impact on the safety and efficiency of the highway. The Highway Authority advised that conditions are necessary to control provision of parking; provision of cycle parking and electric Vehicle Charging Points; Provision of a School Travel Plan and Provision of Construction Traffic Management Plan. It is recommended that, should permission be granted, these conditions (condition 3 to 6) are all attached to the consent.

It is therefore considered that the proposal would have an acceptable impact on the transport network subject to the conditions outlined above. The proposal is therefore in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

8.11 Impact on sporting provision

Paragraph 97 of the NPPF (2019) states that: “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

The applicant has submitted a letter stating that they believe that the development meets exceptions a) and b) for the following reasons:

- The courts are not well used by the school given that they are some distance from changing facilities and are not suitable for school matches which require 6 courts close together.
- The courts are not available for use by members of the public
- The school has wider plans for the provision of tennis courts and multi use ball courts in more suitable locations which they hope to bring forward with applications in 2019.

It is considered that these factors do sufficiently demonstrate that the courts are surplus to requirements. Given their location and relative isolation from the

remainder of the sports facilities, it is not considered that the development of the existing tennis courts for parking requires a formal re-provision to be secured elsewhere on the site.

Sport England were consulted on the application and have returned no objection.

The proposal is therefore in accordance with the requirements of paragraph 97 of the NPPF (2019).

8.12 Flooding considerations

The site is within Flood Zone 1 where there is a low probability of flooding from rivers. It is also in an area with a very low risk of surface water flooding. As a major development proposal, it is necessary for the scheme to provide Sustainable Urban Drainage Systems to mitigate the additional surface water run off which would result from the construction of the buildings. The scheme has been submitted with a Drainage Strategy. The LLFA have commented upon this stating that they are satisfied that the indicative details would provide sufficient SUDS for the proposed works. Conditions advised by the LLFA to secure the SUDS are included in the proposed schedule of conditions recommended below. With these conditions (numbers 14 and 15), the proposal would have no significant adverse impact on flood risk.

8.13 Very Special Circumstances

Paragraph 144 of the NPPF (2019) states: “When considering planning applications, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very Special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

The Planning Statement submitted with the application, and a further statement submitted by the applicant on 20/03/2019, outline grounds which the applicant considers to represent very special circumstances in favour of this inappropriate development in the Green Belt. Each is listed below alongside an officer response in brackets –

- The proposal is for an enhancement to an existing school [The proposal would provide an enhancement to an existing educational facility. It is acknowledged that (as stated in representations) the expansion of this fee paying boarding school would not bring a substantial educational benefit to the existing population of Waverley Borough. However, the “great weight to the need to create, expand or alter schools” afforded in paragraph 94 of the NPPF does not state that it only applies to either local educational needs or to

state schools. On this basis some weight can be afforded to the fact that the proposed buildings would make an educational provision.]

- It facilitates the protection of the existing educational facility in a challenging market place [It is acknowledged that the proposed expansion would enable the school to continue to meet market demands, including in relation to the provision of coeducational facilities. This does not however represent a substantial reason for inappropriate development in the Green Belt in itself.]
- The provision of new school places would widen choice in education [Widening choice in education is again an objective outlined in the NPPF and the provision of new school places would do this.]
- It would protect and enhance one of Waverley's major employers and economic generators. 450 staff are employed at the site. [It is acknowledged that a large number of people are employed at the school site and in this respect it does bring benefits to the local economy. It is noted that the Council's Economic Development Team have indicated that supporting education provision is one of 6 key themes in the Waverley Economic Development Strategy 2018 to 2032. The strategy includes the aim of expanding links with and support for the education sector. The document also states that "There are 20 independent schools in both the primary and secondary stages in Waverley (Independent Schools Council (ISC) listing). These schools provide over 7,500 school places, which is over 30% of the school-age population of Waverley. A large share of pupils commute in from outside the borough and board, bringing economic value through family visits" and that "the development of school provisions can benefit the local economy." Finally, the document also highlights that education is the largest rural employment sector in the borough, employing some 2,625 people in 2017. This document highlights the significance of the potential economic benefits of the scheme. Whilst this factor alone does not represent a reason to support inappropriate development in the Green Belt, it can be afforded significant weight.]
- It would also facilitate the continued investment in and enhancement of Listed Buildings. [The continued economic success and vitality of the school which the proposal aims to create would ensure that the Listed Buildings on site would continue to be maintained by the organisation which has been their historic custodian. The continued upkeep and significance of these heritage assets does represent a factor which can be afforded some weight in the decision as to whether the benefits of the proposal outweigh the harm.]
- The provision of places in the school provide a saving to the tax payers as state school spaces do not need to be funded for these pupils [This is

acknowledged but is not afforded weight in the balance as a very special circumstance in itself.]

- 45 bursaries are provided by the school, or while 21 provide 90% or more of the fees. The expansion would result in another 6-8 full bursaries being provided. [That the proposal would result in the ability to provide additional funded places can be afforded limited weight in the assessment, given that it would result in a small but not insignificant widening in educational choices.]
- Charterhouse provides support to local state schools, including use of its sports facilities, use of school minibuses for trips and sports events, science revision classes for GCSE pupils, a musical outreach programme and teacher training. [These benefits of the school are acknowledged and afforded limited weight given that other parts of the site enhance the local educational facilities provision in this way and the expansion of the school would potentially allow these to be enhanced. However, this is not afforded significant weight in itself given that the proposed boarding houses and parking would not in themselves directly benefit the local community.]
- Expansion would allow the School to continue to provide the following existing social benefits and hopefully provide more -
 - o The Charterhouse club provides public access to its sport facilities, currently benefiting in excess of 1,800 members Charterhouse hosts the Surrey Para Games, a sports day for students with special educational needs and disabilities, aged 11-15 years, from Surrey schools.
 - o Heavily discounted the hire of facilities to local groups, organisations and charities such as Godalming Choral Society, Godalming Theatre Group, Guildford Symphony Orchestra, The Army Benevolent Fund, The Simon Trust and Shooting Star Chase.
 - o The Godalming Run crosses the School grounds every year.
 - o Charterhouse provide venues for the Godalming Music Festival.

[The potential that the expansion of the school could result an increase in the above social benefits to the local community can be afforded some weight as a very special circumstance.]

In addition to the above statements submitted by the school, it is also noted that, given the scale of the school site, the number of buildings within it, and the playing fields, there would be no realistic prospect of the school leaving the site in order to meet a desire to expand. Alternative sites of this scale are unlikely to be available. This is an unusual circumstance as private developers could invest in alternative sites and a business looking to expand would have a reasonable prospect of finding alternative accommodation. Whilst this is not to say that development within the site

should be allowed to expand extensively into the Green Belt, it does mean that there would be no realistic opportunity for the school to expand if all and any development, is refused given that it is in the Green Belt. This factor is afforded some weight in the planning balance.

All of the above factors in combination need to be weighed against the level of harm to the openness of the Green Belt caused. As outlined above, it is considered that the proposed boarding houses would result in a moderate level of harm to the openness of the Green Belt, whilst the hardstanding would not result in harm to the openness but would represent a de-greening of the Green Belt.

None of the factors outlined above is considered to individually represent a very special circumstance which outweighs the moderate harm that the proposal causes to the Green Belt. However, the combination of the factors is considered to represent very special circumstances which, in relation to this specific proposal, outweigh the harm to the Green Belt.

The proposal is therefore acceptable in accordance with the NPPF and Policy RE2 of the Local Plan (Part 1) 2018.

9. Parish/Town Council and or Third Party Representations

The comments made in representations are listed below and each addressed by officer comments in brackets -

- Building on Green Belt with no worthwhile special circumstances [Officer comment – This is a material planning consideration and is discussed above.]
- Loss of Green Space [Officer comment – This is a material planning consideration and is discussed above.]
- Excessive car parking [Officer comment – This is a material planning consideration and is discussed above.]
- Creeping development [Officer comment – This is a material planning consideration and is discussed above. Each application needs to be considered on its merits and the Council has no authority to insist that an applicant submits all of their proposed development within a site at the same time]
- The school is looking to acquire incremental consents to build a case for the Broom and Lees playing field development of a large number of homes. [Officer comment – The application is not linked to the previous Broom and Lees playing field proposals. There is no current application or pre-application discussion in relation to Broom and Lees. It represents a different form of development and would not in any case represent a precedent for proposed new private homes.]
- The development will be reliant on the sale of Broom and Lees playing field financially and the school could fail. The development would therefore

- strengthen the case for the Broom and Lees development. [Officer comment – The application is not linked to the Broom and Lees playing field application.]
- Will create a biased precedent for future development at the school [Officer comment – any future applications at the school would need to be considered on their individual merits. That a very special circumstances case has been accepted in this instance does not mean that the same would automatically be true for future development.]
 - The school has not consulted on its 'Masterplan' [Officer comment – there is no requirement in legislation for a developer to consult with local residents].
 - A heritage site which should be preserved. The proposal will do nothing to improve the surrounds of the listed buildings. [Officer comment – The impacts on the designated heritage asset are discussed above.]
 - No benefit to the local community [Officer comment – This matter is discussed in relation to the very special circumstances case put forward].
 - Given the height of the proposed buildings, they would impact on local views [Officer comment – the height of the proposed buildings is discussed above.]
 - Adverse impact on nature [Officer comment – the impact on biodiversity is discussed above.]
 - Adverse impact health and wellbeing [Officer comment – It is not considered that the proposal would result in a negative impact on health and wellbeing.]
 - Will contribute to the destruction of Godalming's historic nature. [Officer comment – The proposal would be sited some distance from central Godalming and is not considered to impact directly upon it. The impact of the proposal upon designated heritage assets (i.e. the listed buildings) is discussed as a material planning consideration above.]
 - Loss of character and atmosphere [Officer comment – It is not considered that the proposal would result in a loss of character and atmosphere at the site.]
 - The school does not serve the local population, and a number of the pupils are from overseas [Officer comment – the policy background with regards to educational provisions is discussed above in relation to the very special circumstances case.]
 - Loss of Sports field [Officer comment – This is a material planning consideration and is discussed above.]
 - Should not be urbanised [Officer comment – The impact of the proposal upon the Green Belt is discussed above.]
 - Would result in destruction of beautiful view of the hillside [Officer comment – The visual impact of the proposal is discussed as a material planning consideration above.]
 - The site is within AGLV, 500m of ancient woodland and 5km of the Wealden Heaths SPA [Officer comment – This is a material planning consideration and is discussed above.]
 - Overdevelopment [Officer comment – Given the detailed assessment, it is considered that the proposal does not represent overdevelopment.]

- Adverse impact on roads, public transport and public services. [Officer comment - The impact on roads and transport is discussed above. A CIL charging schedule is now in place in Waverley Borough. Should the development be liable under the CIL regulations a contribution will be made towards the provision of local infrastructure.]
- Loss of mature trees [Officer comment – This is a material planning consideration and is discussed above].
- Traffic noise and pollution in operational phase, particularly in combination with recent car park approval. [Officer comment – It is not considered that the proposal would result in a level of traffic generation which would be such as to generate a significant level of noise].
- Traffic noise and pollution in construction phase, alongside road damage by mature tree loaded vehicles [Officer comment – A condition is recommended to require the submission of a construction Traffic Management Plan and hours of operation. These would give the authority control to prevent adverse impacts in the construction phase.]
- The existing 1970s blocks are unattractive and it would be better to demolish them and rebuild on the footprint. [Officer comment – An authority cannot require that sound buildings in active use are demolished.]
- Existing entrances inadequate to support new traffic [Officer comment – the transportation impacts are discussed above and have been found acceptable by Surrey County Council Highways Authority.]
- The Transport Survey contains insufficient information [Officer comment – the transportation impacts are discussed above and have been found acceptable by Surrey County Council Highways Authority.]
- The expansion of the school would harm the chances of local state school pupils getting into good universities [Officer comment – This matter is not within the remit of this application.]
- It is not necessary for the school to expand or increase boarding accommodation to become coeducational [Officer comment – this is acknowledged. The very special circumstances case is not dependant solely upon the desire of the school to be coeducational]
- No record of Natural England consultation [Officer comment – Natural England have been consulted.]
- The Planning Inspectorate has recently stated that the school site should remain as Green Belt [Officer comment – whilst it has been concluded that the Green Belt designation should not be removed from the site as a whole, any proposal which comes forwards needs to be assessed on its own merits given the extant Green Belt designation. The proposal has been assessed in this regard above.]

10. Conclusion

The planning balance assessment concludes that the very special circumstances outlined would outweigh the harm caused to the Green Belt in this instance. Officers consider that the adverse impacts would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2019 taken as a whole. The improvement to the educational facilities and offer has planning and economic benefits to the wider area. The building design and scale is appropriate to its sensitive historic built and landscape setting and appropriate conditions in terms of highways, biodiversity and tree protection would help mitigate against any impacts.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are -

2018003-A-00-300 P1;
2018003-A-02-000 P1;
2018003-A-02-001 P1;
2018003-A-02-003 P2;
2018003-A-03-100 P2;
2018003-A-03-101 P2;
2018003-A-03-102 P2;
2018003-A-03-103 P2;
2018003-A-03-104 P2;
2018003-A-03-105 P2;
2018003-A-04-010 P1;
2018003-A-04-130 P2;
2018003-A-04-131 P2;
2018003-A-05-170 P2;
2018003-A-05-171 P2;
2018003-A-05-180 P2;
10359-LD-PLN-005 B;
10359-LD-PLN-010 B;
10359-LD-PLN-160 D.

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 buildings hereby approved shall be used for purposes ancillary to the school only and shall at no point be let in whole or part other than to pupils and staff of the school or for other educational purposes, and should not be used for permanent accommodation except for those parts shown as staff accommodation in the approved drawings.

Reason

To accord with the very special circumstances laid out for development within Green Belt in accordance with Policy RE2 of the Local Plan (Part 1) 2018 and to preserve the integrity of the Wealden Heaths I SPA in accordance with retained Policy D5 of the Local Plan 2002.

3. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 10359 LD-PLN-305 issue G) for vehicles to be parked and 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 purpose.

Reason

To provide an acceptable level of parking to serve the development and ensure safe access and egress to the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

4. Condition

The development hereby approved shall not be first occupied unless and until the facilities for secure parking of bicycles within the development site (in covered shelters) have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To provide an acceptable standard of development in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

5. Condition

The development hereby permitted shall not be first occupied unless and until a School Travel Plan has been submitted for the written approval of the Local Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Travel Plan and its further development. The development shall thereafter be carried in all respects in accordance with the approved details.

Reason

To encourage the use of sustainable transport in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition

No development shall commence until a Construction Transport 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 splays
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing: HGVs to be routed to and from the A3 via C23 Hurtmore Road
 - (h) measures to prevent the deposit of materials on the highway
 - (i) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 3.15 and 4.00 pm during school term time, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in Charterhouse Road or Hurtmore Road, during these times.
 - (j) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

To prevent adverse impact on the safety and efficiency of the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. Condition

No works shall take place on site accept within the following hours:

Monday to Friday: 08:00am - 18:00pm

Saturday: 08:00am - 13:00pm

Reason

To prevent adverse impact on adjoining occupiers and the Highway in accordance with Retained Policy D1 of the Local Plan 2002.

8. Condition

The water use within the boarding houses shall not exceed 110l per head per day.

Reason

To provide an environmentally acceptable form of development in accordance with Policy SP1 of the Local Plan (Part 1) 2018.

9. Condition

No development shall commence, including further groundworks preparation until a finalised detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion barriers, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP. The AMS shall also include a pre commencement meeting with the LPA Tree officer, supervisory regime for their implementation and monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

10. Condition

Before work begins, 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 shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that no anticipated adverse impact on trees occurs in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

11. 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. Any amendments shall be agreed with the Local Planning Authority in writing.

Reason

To prevent adverse impact on trees in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

12. Condition

Prior to the first occupation of the development (or in accordance with a scheme previously agreed in writing by the Local Planning Authority), a landscaping and tree replacement scheme shall be provided on site in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting shall be maintained thereafter for a period of 5 years and any planting which dies, is removed, or becomes severely diseased or damaged shall be replaced in accordance with the details originally approved.

Reason

To replace trees lost as a result of the proposal and softening the visual appearance of building in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

13. Condition

Prior to the erection of the external surfaces of the buildings (including windows and roof tiles) samples of the materials to be used in the construction of the external surfaces within the the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposed development appears sufficiently high quality and appropriate within the landscape in accordance with Policies TD1 and RE3 of the Local Plan (Part 1) 2018 and Retained Policies D1 and D4 of the Local Plan 2002.

14. Condition

The development hereby permitted 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. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated storage volumes shall be provided using an infiltration based strategy.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

For the avoidance of doubt, such details shall include the use of permeable paving in the car park area, infiltration of surface water falling on the buildings into the ground and details of foul sewerage into the public sewer system.

Reason

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to prevent adverse impact on the Charterhouse to eashing SSSI in accordance with Policies NE1, CC1 and CC4 of the Local Plan (Part 1) 2018.

15. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the scheme agreed pursuant to condition 14 of this permission (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls). Thereafter, the drainage should be provided as in working order in accordance with the approved details for the lifetime of the development.

Reason

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018.

16. Condition

Prior to the commencement of the development, the applicant shall undertake all of the recommended actions and enhancements in Table 7 of the Ecological Report by Arbtech dated December 2018.

Reason

To prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development, in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

17. Condition

Prior to the commencement of the development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason

To prevent harm to flora and fauna within the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

18. Condition

Within two weeks prior to the commencement of tree felling on site, a bat presence/absence survey shall be undertaken by a qualified ecologist in order to avoid contravention of European Protected Species legislation. If bats are found then all works shall cease immediately and Natural England or a suitably qualified specialist consulted on how to proceed. Works shall not recommence until the authority is given to do so from Natural England.

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

19. Condition

Development shall proceed in line with the precautionary working methodology as identified in table 7 of the submitted Ecological Report

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

20. Condition

In order to comply with the relevant legislation, any external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trust's

document entitled "Bats and Lighting in the UK - Bats and the Built Environment Series".

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

21. Condition

Prior to the first use of the car park which is hereby permitted, the following shall be provided –

- 1) Electric vehicle fast charge sockets (EVCPs) (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply):
- 2) 4 dual point chargers to be installed in the new car park (to serve 8 bays) and
- 3) 1 dual point charger to be installed in the staff parking area (to serve 2 bays).

Thereafter, the EVCPs shall be retained in the form specified for the lifetime of the development.

Reason

To provide an acceptable standard of development in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

Informatives

1. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development hereby permitted is CIL liable.

'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development.

Commencement of development is defined in Regulation 14 of the CIL Regulations 2010 (as amended).

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. 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).

3. The School Travel Plan should be prepared in accordance with Surrey County Council's School Travel Plan Guide and approved survey methodology. https://www.surreycc.gov.uk/__data/assets/pdf_file/0019/176212/School-Travel-Plan-Guide-2018.pdf

The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan. Please refer to:

https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/177766/TP-Good-Practice-Guide-July18.pdf

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required.

Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>

for guidance and further information on charging modes and connector types.

Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment:

<https://www.theiet.org/resources/standards/cop-electric.cfm>

5. "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.
6. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.

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Agenda Item 9.

A2	WA/2018/1675 Crest Nicholson Crest Nicholson Operations Limited 18/09/2018	<u>Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works. In conjunction with application WA/2018/1336 to vary the conditions of the outline consent and application WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019) at Woodside Park, Catteshall Lane, Godalming</u>
	Committee: Meeting Date:	Joint Planning Committee 26/06/2019
	Public Notice: Grid Reference:	Was Public Notice required and posted: Y E: 497907 N: 143955
	Parish/Town: Ward: Case Officer: Expiry Date: Time Extended Date: Neighbour Notification Expiry Date: Neighbour Notification Amended/Additional Expiry Date:	Godalming Godalming Central and Ockford Kate Edwards 17/12/2018 TBC 09/11/2018 TBC
	RECOMMENDATION A	That, subject to conditions, informatives and the prior completion of a legal agreement to secure changes to the outline consent and affordable housing previously approved, permission be GRANTED.
	RECOMMENDATION B	That should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.

1. Introduction

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

Location Plan



Layout Plan



2. Site Description

The application site measures 1.61 hectares and has a long established use, since the 1850's, for industrial purposes. The site is located on the south side of Catteshall Lane and slopes up from Catteshall Lane.

A number of light industrial and commercial buildings which previously occupied the site and were up to three storeys in height have recently been demolished.

The majority of the site (the northern part of the site closest to Catteshall Lane) is within the settlement boundary of Godalming. The southern part of the site, which until the recent demolition activities accommodated a number of buildings and large areas of hardstanding was used for parking and open storage and is located within the Green Belt.

Beyond the southern boundary of the site there is a wooded hillside and a small lake which are owned by the applicant and are also located within the Green Belt. This land is referred to as the blue line land. Trees provide screening along the western and eastern boundaries of the site, with dense groups of trees to the east and forming the designated ancient and semi-natural woodland to the south.

3. Proposal

Approval of the reserved matters of consent WA/2016/1418. The outline consent approved the means of access only, and all other matters were reserved (although an 'indicative' scheme was detailed).

This reserved matters application seeks approval of all matters reserved under the outline consent, which are –

- Layout
- Scale
- Landscaping and
- Appearance

The application proposes the provision of 100 dwellings, including 17 affordable units. The accommodation schedule would be as per Table 1 below.

	Private	Affordable rent	Intermediate affordable	Total
1 Bed	28	5	2	35

2 Bed	31	1	9	41
3 Bed	13	0	0	13
4 Bed	11	0	0	11
Total	83	6	11	100

Table 1

The units provided would include a mix of typologies, including flats, terraced and semi-detached dwellings. All units would meet the Nationally Described Space Standards (NDSS).

It is proposed that Locally Equipped Area of Play (LEAP) to serve the proposed dwellings would be provided to the south of the site within the blue line land. This is the subject of a separate application under section 73 (ref WA/2019/0370). Condition 22 of the outline required that the LEAP be provided within the red line site. The section 73 application seeks to vary that condition to allow the LEAP to be re-sited within the blue line land. The proposed LEAP requires separate consent, and an application for this has been received (concurrent application WA/2019/0316).

Through the Deed of Variation to the original legal agreement, a 'grampion' style provision can be added. This could ensure that occupation beyond a certain proportion of the development shall not take place until the LEAP proposal under the section 73 application, and the LEAP application itself, have been approved and subsequently provided.

The commercial unit would be sited to the north eastern part of the site. The proposed building would be part two, part three storeys in height. The ground floor would contain a nursery to provide day care to pre-school children, whilst the upper two floors would contain a total of 502m² office accommodation.

170 parking spaces would be provided to serve the residential element of the scheme, including 44 visitor spaces. The 11 spaces currently provided for the ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses. The proposal also includes the relocation of a bus stop and provision of an uncontrolled stopping point which are indicated on the site plan.

In addition to the above, this subsequent reserved matters application is bound by the section 106 legal agreement tied to the outline consent, which secures

For Waverley Borough Council -

– The provision of 17 affordable housing units comprising 6 affordable rent units and 11 intermediate units. This quantum and tenure mix would be maintained with this reserved matters application, but the unit type would be altered, which is discussed further in the considerations section of this report.

- Provision of Public Open Space

- Provision of a contribution towards the provision of refuse and recycling containers.

For Surrey County Council Highways –

- The provision of funds for a Traffic Regulation Order
- The provision of funds for transport sustainability improvements
- The provision of funds for education.

A sample of indicative elevations of the proposal are provided below.

Elevations for blocks C and D



FRONT ELEVATION - A



SIDE ELEVATION - B

ELEVATION / SECTION - E

Typical semi-detached dwelling elevations

PLOT 64

PLOT 63



FRONT ELEVATION A

Street elevations throughout the site



Proposed site plan



Floorplans for blocks A and B



4. Relevant Planning History

A number of applications have been received on the site within the last 10 years, many of which relate to the use of now demolished buildings which used to occupy the site. Only the history relating to the redevelopment of the site is outlined below.

S52/2019/0002	Concurrent application for a variation of the legal agreement associated with outline consent WA/2016/1419, proposing to change the affordable housing schedule in line with the reserved matters application which is before you.	Pending
WA/2019/0316	Concurrent application (on the blue line land) for development of a locally equipped area for play including associated hard and soft landscaping. The location of the LEAP proposed is indicated within the reserved matters application which is before you.	Pending
WA/2019/0370	Concurrent application under section 73 to remove condition 22 of WA/2018/1336 (the extant outline consent) to allow the provision of a LEAP elsewhere than within the red line of the application site.	Pending
WA/2018/1336	Application under section 73 to change condition 3 of consent WA/2016/1418 to allow revised means of access to the site.	Outline consent 21 November 2018
WA/2016/1419	(relating to the blue line land) Chase of use of land ancillary to existing commercial park to open space.	Full permission 26 May 2017
WA/2016/1418	Outline application for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above. The consent related to the means of access only and all other matters were reserved. An indicative scheme was, however, submitted.	Outline consent 26 May 2017
WA/2016/0102	Change of land ancillary to existing commercial park to public open space	Permission refused 03 June 2016

WA/2016/0101	Outline application of the erection of 107 dwelling, including 27 affordable, together with the erection of a building of 930m2 to provide a community use (class D1) at ground floor level with office use above; provision of ancillary works.	Permission refused 03 June 2016
WA/2015/1121	Change of use of woodland to use for purpose of public open space.	Permission refused 15 December 2015
WA/2015/1120	Outline application for the erection of 87 dwellings and the erection of a building to provide a community use (class D1) at ground floor level with alternative uses above. Option 1 Office (use class B1). Option 2 20 dwellings.	Permission refused 15 December 2015
WA/2013/0546	Change of use of unit 28 (part) to nursery school.	Full permission 29 May 2013

5. Planning Policy Constraints

Developed Area of Godalming (front part of site)

Strategic Site

Green Belt (rear part of site)

Ancient Woodland 500m buffer (the designated woodland immediately adjoins the blue line land)

Wealden Heaths I SPA 5km

Godalming Hillside

Protected Existing Employment site

AGLV

Potentially contaminated land

6. Development Plan Policies and Guidance

The development plan and relevant policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):
- Policy SP1 Presumption in Favour of Sustainable
Development

- Policy SP2 Spatial Strategy
- Policy ALH1 The amount and Location of Housing
- Policy ST1 Sustainable Transport
- Policy ICS1 Infrastructure and Community Facilities
- Policy RE2 Green Belt
- Policy RE3 AGLV
- Policy AHN1 Affordable Housing on Development Sites
- Policy AHN3 Housing Types and Size
- Policy LRC1 Leisure and Recreation Facilities
- Policy TD1 Townscape and Design
- Policy NE1 Biodiversity and Geological Conservation
- Policy NE2 Green and Blue Infrastructure
- Policy CC1 Climate Change
- Policy CC2 Sustainable Construction and Design
- Policy CC3 Renewable Energy Development
- Policy CC4 Flood Risk Management
- Policy SS8 Strategic Housing Site at Land South of Elmbridge
Road and the High Street, Cranleigh
- Retained Policies of the Waverley Borough Local Plan 2002

- Policy D1 Environmental Implications of Development
- Policy D4 Design and Layout
- Policy D6 Tree Controls
- Policy D7 Trees, Hedgerows and Development
- Policy D8 Crime Prevention
- Policy D9 Accessibility
- Policy C7 Trees, Woodlands and Hedgerows
- Policy M5 Provision for Cyclists
- Policy M7 Footpaths and Cycleways

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance and policy documents:

- Emerging Godalming and Farncombe Neighbourhood Plan
On Tuesday 2nd April Waverley Borough Council published a decision statement setting out that the authority accepts all of the independent examiner's recommendations in his report and that we are satisfied the plan meets the legal requirements to proceed to referendum. This means that there is now a legal requirement (Section 70 of the Town and Country Planning Act 1990) to have regard to the Neighbourhood Plan in decision making, so far as material to the application, and in our view it

should be given significant weight. A referendum upon the plan is scheduled for 9th July 2019. The policies which are particularly relevant to this application are

- GOD1 (Housing mix);
- GOD5 (character and design);
- GOD6 (residential parking);
- GOD9 (movement routes);
- GOD11 (electric vehicle infrastructure);
- GOD12 (Skyline);
- GOD13 (water recycling);
- GOD14 (Healthy Air);
- GOD16 (Provision for childrens play and young people).
- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Update 2012)
- Climate Change Background Paper (2011)
- 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 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Surrey Hills Management Plan (2014-2019)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020

7. Consultations and Town/Parish Council Comments

County Highway Authority	The Highways Authority made a number of comments on the application, requesting further detail with regards to- <ul style="list-style-type: none"> - Justification of the level of parking proposed is necessary, in
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	<p>particular to confirm that the spaces allocated to the ambulance station would remain.</p> <ul style="list-style-type: none"> - Details of the proposed replacement bus stop and uncontrolled crossing are necessary - The swept path of refuse vehicles and emergency vehicles needs to be demonstrated. <p>Following the receipt of amended plans and additional information, SCC have confirmed that the proposed provisions are acceptable. They have also reiterated the importance of the provision of electric vehicle charging points (EVCPs) in accordance with the most up to date standards, which are one charging point per house and one per flat when there is allocated parking.</p>
Waverley Environmental Health Officers	<p>They commented that a contaminated land condition and a condition requiring the provision of electric vehicle charging points is attached to the outline consent and they therefore have no further comments.</p> <p>The waste management officer commented that the developer has made appropriate provision for recycling and refuse storage space, although garden waste bin storage has not been provided.</p>
Surrey Hills Area of Outstanding Natural Beauty (AONB) Planning Advisor	<p>No impact on the setting of the AONB.</p>
Surrey Wildlife Trust	<p>The Trust commented that the recommendations of the Ecology Report submitted with the outline application should be adhered to as per the condition attached to that consent.</p> <p>They state that semi natural habitat should be permanently retained between the development and the ancient woodland.</p>

	<p>The Trust also commented that as the Bat Surveys are over 4 years old further pre-commencement surveys of all buildings with bat roost potential should be undertaken. [Officer comment – All buildings within the site (other than the ambulance station which is to be retained) have now been lawfully demolished following a prior approval procedure. This is separate to either the outline consent or this reserved matters application. The fact that the demolition has taken place means that a further survey would be redundant.]</p>
Thames Water	<p>Recommend condition to ensure that the water capacity is sufficient to serve the site, and an informative to the applicant.</p>
Forestry Commission	<p>Refer to standing advice to assess impact on ancient woodland</p>
Local Lead Flood Authority (LLFA)	<p>Following an initial objection due to lack of information, further information was received. Following this the LLFA stated that they no longer have an objection and are satisfied that the drainage strategy would be meet requirement subject to appropriate conditions to secure the SUDS.</p>
Natural England	<p>Natural England commented in relation to the outline application that they had no objection and believed that the proposal was unlikely to have an impact on statutorily designated sites, including the Wealden Heaths Special Protection Area. In relation to this reserved matter application, they returned comments stating that they do not believe that the amended scheme is likely to have an impact on statutory sites that differs significantly from that of the previous (outline) application.</p>

8. 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 19/10/2018, site notices were displayed around the site on 19/10/2018 and neighbour notification letters were sent on 15/10/2018.

9 letters have been received raising objection on the following grounds:

- The height of the flats should be looked at and revised – they go up to 13m and are close to the road
- Loss of light and privacy and outlook to properties on Scizdons Climb
- Structural damage to properties on Scizdons Climb
- Increased on street parking leading to disruption
- Traffic congestion
- Not respectful to existing street scene
- Buildings constructed too close to the kerb
- Surface water issues may result
- There is a large quantity of unsold new housing stock in the area
- Lack of school and GP places for future residents
- There are misleading statements in the Design and Access Statement
- No notification letters were sent to 2 Scizdons Climb and 8 South Hill
- Block A would look like a fortress and be aesthetically disappointing
- No clarification is put into place as to how it would be ensured that the LEAP and lake would remain publically accessible.
- The affordable housing provided may be too expensive to actually be affordable
- During building works, contractors should park on the site rather than on the road

9. Determining Issues

- Principle of development
- Planning history and differences with previous proposal
- The acceptability of the proposed housing mix
- Affordable housing
- Impact on the Green Belt
- Impact on visual amenity and the AGLV
- Impact on residential amenity
- Quality of accommodation provided for future residents
- Play space provision
- Car parking and highways
- Flooding and drainage
- Effect on the SPAs

- Biodiversity and compliance with Habitat Regulations 2017

10. Planning Considerations

10.1 Principle of development

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity. The site is strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates it as suitable for around 100 dwellings, employment and community use, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane. The extant outline consent for the site (WA/2016/1418) confirms the principle of residential development on the site, and that this may be up to 100 dwellings. The principle of the development is therefore established.

10.2 Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously granted at outline stage for up to 100 dwellings alongside a community use at ground floor level (a nursery) and offices above. This reserved matters application is tied to that consent but differs from the indicative details submitted as part of that proposal in a number of regards. Most notable, the previous proposal included the provision of a significant area of underground parking which is not proposed with this application. This is a result of survey work undertaken by the applicant highlighting that the underground parking previously proposed would not be buildable.

Surface parking is instead proposed, which creates a significantly different layout of the development from the indicative outline scheme. The provision of surface car parking also has the effect that the Locally Equipped Area of Play (LEAP) that was previously proposed to be provided within the site is now proposed to be provided offsite, on the directly adjoining blue land.

The test (for Members) is whether having regard to the changes, the current proposal is materially more harmful than the approved, indicative outline scheme and is acceptable in its own right.

10.3 The acceptability of the proposed housing mix of unit sizes

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA) 2015.

The table below sets a the number and type of dwellings proposed to be provided and compares the proposed provision with the estimated need for Market and Affordable sector housing for Waverley as set out in the SHMA.

Market	1 bedroom	2 bedroom	3 bedroom	4+ bedrooms	TOTAL
Total provision	35	41	13	11	100
Market Need	9.3%	32.1%	38.2%	20.4%	100%
Proposed Market	28 (34%)	31(37%)	13 (16%)	11(13%)	83
Affordable Housing Need	40%	30%	25%	5%	100%
Proposed Affordable	7(41%)	10 (59%)	0 (0%)	0(0%)	17

The development overall would therefore provide a greater proportion of one bedroom and two bedroom units than identified in the SHMA, and less 3 and 4 bedrooms than required. This is, however, considered to be acceptable on balance because

- The outline consent identifies the site as suitable for up to 100 units, and given the constraints of the site to accommodate this number of units there would need to be a bias towards smaller units.
- The site is located in close proximity to Godalming Town Centre and the relatively good accessibility indicates that this is a more sustainable location suitable for higher densities of units.

In relation to the proposed typology of the affordable units, the table below details the tenures and unit types.

Unit type	Tenure type	No units at outline stage	No units now proposed
1 bed flat	Affordable rent	2	5
2 bed flat	Affordable rent	2	1

3 bed house	Affordable rent	2	0
1 bed flat	Intermediate	6	2
2 bed flat	Intermediate	3	9
3 bed house	Intermediate	2	0
Total		17	17

Table 2 – Affordable housing mix approved at outline stage

The Housing Enabling Officers have initially raised concerns that, although the proportions of each tenure and overall number of units would be maintained from outline stage, the four 3 bedroom units previously proposed would be lost, creating a bias towards smaller units. The applicant has not provided a suitable response from Registered Providers to demonstrate that the larger units could not be provided on the site. In support of the affordable unit mix, the applicant has stated that this ties in with the viability of the scheme and larger units could not be viably provided. On the basis of the information provided, Officers are of the view that the affordable mix is acceptable in this instance.

10.4 Affordable housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that a minimum of 30% affordable housing should be provided in development sites of over 1000m² in area. The supporting text states that:

“The Council recognises that there may be exceptional situations where the specific circumstances of the site, or other matters, could mean that achieving the required level of affordable housing would compromise development viability. Where a prospective developer considers this to be the case, the onus will be on the developer to provide appropriate financial evidence with any planning application.”

In relation to this application, the applicant has stated that due to the unique nature of the site (and in particular the significant change in land levels which needs to be negotiated) an exceptional situation exists and they are not able to viably provide more than 17% of the units as affordable accommodation. This overall percentage matches that approved by the outline application. However given that costs and values have changed significantly since 2016 when the initial viability information was submitted, and that the proposed reserved matters scheme omits the expensive basement parking, it was necessary to revisit the viability of the scheme. The applicant has, therefore, submitted a Viability Assessment (VA) to this effect.

This has been independently reviewed by Adams Integra. Whilst the applicant's VA and Adams Integra were in relative agreement in relation to the baseline value of the land, the review carried out by Adams Integra stated that the developer's costs were higher than expected. The report stated that this should be independently reviewed by a quantity surveyor.

An independent costs surveyors report was subsequently obtained. This concluded that, although there was some variance in which costs were expected to be slightly higher or lower than identified in the applicants cost plan, overall the same conclusion as to the overall value of the costs was reached. The report stated that though there were opportunities for value engineering, this would be for factors such as providing render rather than brick to the elevations, which wouldn't be acceptable in design terms. On the basis of the surveyors report it was therefore concluded that the development is proposing to provide the maximum viable level of affordable housing. Policy AHN1 is therefore satisfied.

10.5 Impact on the Green Belt

Policy RE2 of the Local Plan (Part 1) 2018 states that development proposals should continue to protect Green Belt in accordance with national policy. The National Planning Policy Framework (NPPF) states that all new buildings within the Green Belt should be considered inappropriate within the Green Belt unless they are one of various forms of development considered to represent an exception to this. One such form of development, identified in paragraph 145 of the NPPF, is the "Limited infilling, or the partial or complete redevelopment of previously development land, whether redundant or in continuing use (excluding temporary buildings) which would: - not have a greater impact on the openness of the Green Belt than the existing development, or – not cause substantial harm to the openness of the Green Belt where the development would reuse previously developed land and contribute towards meeting an identified affordable housing need within the area of the local planning authority."

A small part of the site where built form is proposed, to the south, lies within the Green Belt. At outline stage it was concluded that the level of development proposed would not have an impact on the Green Belt which would be greater than that of the previous buildings which occupied the site. The quantum of development proposed in this reserved matters application is substantively similar (including the provision of the same number of dwellings) and therefore would not have a greater impact on the Green Belt than the previous buildings.

The Locally Equipped Area of Play (LEAP) which is now proposed to be adjacent to the lake was sited within the red lie previously, and has therefore increased the spread of development proposed beyond that agreed at outline stage into the Green Belt. Paragraph 145 of the NPPF does, however, list the provision of appropriate facilities for leisure and recreation as an exceptional form of development which is not considered inappropriate within the Green Belt. The proposed LEAP would fall within this exception.

The development would therefore meet exceptions in the NPPF and not be considered inappropriate development within the Green Belt.

10.6 Impact on visual amenity and the AGLV

Policy TD1 of the Local Plan 2018 (Part 1) 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 2019.

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV) special attention should be paid to the protection of the intrinsic character and beauty of the landscape.

The impact of the development on the visual amenity and landscape in terms of its layout, scale and detailed design will now each be considered in turn.

The proposed development would comprise flats adjacent to the front boundary of the site on to Catteshall Lane. This is considered an appropriate form of development which creates a strong edge to the streetscene. The development would then proceed to the south with a central spine road running north south and short streets which are perpendicular to it and create a series of different levels of development as the levels change to the highpoint at the top of the site. This would appear appropriate as hillside development, emphasising the striking topography, and would represent an efficient and suitable form of development.

The proposed buildings fronting onto Catteshall Lane would have three storeys and a pitched roof above. This would provide similar building heights to those present throughout the streetscene. The height of the proposed buildings would then decrease further back into the site, with two storey dwellinghouses on the higher land to the south fronting the lake and the proposed Locally Equipped Area of Play (LEAP). This is considered an appropriate scale for the context of the site, acknowledging the need to

maximise the level of development provided and the established principle of up to 100 dwellings being provided on the site.

The detailed design of the proposed dwellings would display a high quality, locally distinctive approach. Brick and areas of timber cladding, alongside pitched roof and feature gables, would be utilised. This would be appropriate within the street scene and add to the emerging distinctive character of new buildings on Catteshall Lane and in the surrounding area.

Given the good and locally appropriate design of the buildings and the fact that sufficient perception of space would still remain around the development (with the wooded area to the east remaining) and within the development (with good spacing between the proposed buildings), it is considered that the landscape quality of the Area of Great Landscape Value (AGLV) would be unharmed. It is also noted in this regard that the Surrey AONB planning advisor has stated that the development would not adversely impact on the setting of the AONB – located to the north of the site.

The development would therefore have an acceptable impact upon the visual amenity of the area and the AGLV.

10.7 Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) 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 2019.

To the Catteshall Lane frontage, the proposed flats would be positioned forward of the adjacent dwellings to the west, and distanced from them by 12m at the nearest point. Further back and up into the site, the flats would be sited 21m from 15 Scizdons Climb, and the houses 26m from 16 Scizdons Climb. To the north east of the site, the proposed part three storey nursery/office building would come within 5m of 9 Sandford Mews and 26m of Rosedale, a detached dwellinghouse fronting Catteshall Lane. To the south and south east of the site there are no near residential occupiers due to the presence of the blue line land – the open land and green space which is also owned by the applicant and which is proposed to become publically accessible.

Given the changes in topography of the site and the orientation of the proposed and existing buildings, it is considered that all of these building to

building separation distances are sufficient to maintain the privacy, light and outlook of adjoining residential occupiers.

10.8 Quality of accommodation provided for future residents

Policy TD1 of the Local Plan 2018 (Part1) 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.

Whilst the Nationally Described Space Standards (NDSS) for new dwellings are not currently formalised in Waverley policy, they represent a good quality indicator in relation to the floor space of new developments. The layouts of the proposed residential units have been amended during the consideration period of the application to ensure that all units are fully compliant with the NDSS, including in relation to bedroom size. Sufficient floor area would be provided to meet the needs of future residents.

All habitable rooms provided across the development would have sufficient outlook. All houses would be provided with a private garden, whilst communal areas of amenity and play space would be available for occupiers of the flats. The development would therefore provide satisfactory living conditions for future residents.

10.9 Play space provision

Policy GOD16 of the emerging Godalming and Farncombe Neighbourhood Plan states that childrens' play space and facilities for young people should be incorporated within new developments, and that the provision of Local Equipped Areas of Play (LEAPs) should be encouraged.

The Fields in Trust organisation have produced a document entitled "Guidance for outdoor sport and play" which provides a structure as to when play space should be sought and how quality provision should be sought when it is necessary. This document is non statutory (i.e. it does not form part of the formal development plan and does not carry very significant weight), however it does provide a useful framework for the assessment of play provisions.

The document states that developments of 10 to 200 units should look to provide a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) for sporting provision. As The Council now has a Community Infrastructure Levy (CIL) Charging Schedule in force, and the Council's Regulation 123 list (the list wherein necessary infrastructure to be funded by CIL revenues is defined)

includes the provision of leisure and recreation. Therefore, a separate new contribution towards a MUGA cannot be sought in this case.

The applicant is not proposing to provide a LAP, but is proposing to provide a LEAP. At outline stage, a LEAP was proposed at the centre of the site. However, given that the significant level of parking can no longer be accommodated underground as approved, land pressures within the site have been increased. The LEAP has therefore been moved out of the red line of the site and into the blue land (land also owned by the applicant) adjacent to the south.

Whilst it would be preferable for the provision to be made at the centre of the development where it would be closer to a larger number of future residents, the provision adjacent to the southern boundary of the site is satisfactory. This also allows sufficient distance from neighbouring properties to be maintained in order to preserve privacy and prevent significant noise disturbance.

It is also noted that the application proposes to make the land within the blue line, which includes wooded areas, open undeveloped areas and a lake, publically accessible. This represents a significant planning benefit for both the provision of recreation space for the future occupiers of the development, and the wider area as a whole.

The play space provision and outdoor recreation is considered satisfactory, and full details of all play equipment can be secured at condition stage.

10.10 Car parking and highways

Policy ST1 of the Local Plan (Part 1) 2018 states that developments should make appropriate provision for car parking.

Policy GOD6 of the emerging Godalming and Farncombe Neighbourhood Plan states that within new developments, outside of the town centres, each one bedroom flat should be provided with 1 parking space, each two bedroom flat should be provided with 2 parking spaces and each dwelling of 3 or more bedrooms should be provided with 2.5 parking spaces. Although this plan does not yet form part of the formal development plan, at this stage in the process we have a statutory duty to have regards to it and it can therefore be afforded significant weight. The Waverley Borough Parking Guidelines 2013 state echo the parking provisions outlined in the Godalming and Farncombe Neighbourhood Plan.

170 parking spaces would be provided to serve the residential element of the scheme, including 44 visitor spaces. The 11 spaces currently provided for the

ambulance station would be re-provided for that use, and an additional 16 spaces would be provided to serve the proposed office and nursery uses.

When the parking requirements of Policy GOD6 of the emerging Godalming and Farncombe Neighbourhood Plan and the 2013 Parking Guidelines are applied to the proposal, a provision of 177 spaces is necessary. The proposal would only fall short of this requirement by 7 spaces, or 4%. This is considered acceptable given the close proximity to Godalming Town Centre and the services and sustainable travel options it provides.

The Highways Officer at Surrey County Council (following the submission of amended plans) has confirmed the acceptability of the commercial parking arrangements, emergency and refuse vehicle manoeuvrability and bus stop relocation. It is noted that condition 8 of outline consent WA/2018/1336 requires the provision of Electric Vehicle Charging Points (EVCPs) in accordance with Surrey County Council's Car Parking Guidance. An additional condition is not therefore necessary for this reserved matters application.

10.11 Flooding and drainage

The site is within an area at risk from surface water flooding, which for parts of the site is high. Policy CC1 of the Local Plan (Part 1) 2018 states that development will be supported when it mitigates and adapts to climate change, including through the use of Sustainable Urban Drainage Systems (SUDS) to reduce surface water run-off. Policy CC4 of the Local Plan (Part 1) 2018 states that SUDS will be required for all major developments.

The applicant is proposing to provide SUDs across the site and has submitted details to the LLFA, which the authority considers sufficient to reduce flood risk. At condition stage when full details of the proposed hardstanding and road surface are submitted, permeable surfaces could be selected. The development is therefore acceptable with regards to flooding.

10.12 Effect on the Special Protection Area (SPA)

The site is within the 5km Buffer Zone of the Wealden Heaths I SPA and is likely to result in a significant increase in the number of people permanently residing on the site. However, Natural England have stated that, given that it is not within close proximity to the SPA, it would not have a likely significant effect on its integrity in accordance with Policy D5 of the Local Plan 2002. An appropriate assessment is not therefore required.

10.13 Impact upon the Ancient Woodland, Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, 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.'

The outline application was accompanied by the details Ecological Assessment, including a number of surveys for different protected species. A condition of the outline consent requires that the necessary protection and mitigation measures outlined in that report are met, and this requirement would stay with the development should outline consent be granted. The adjacent ancient woodland would not be harmed as a result of the proposal. The indicative LEAP location within the blue line land (formally proposed through concurrent application WA/2019/0316) would be sited approximately 30m from the adjoining ancient woodland. This would allow the continued maintenance of a buffer zone of at least 15m between development and ancient woodland, in accordance with Natural England and Surrey Wildlife Trust requirements. The proposal would not, therefore, have a significant adverse impact on biodiversity.

10.14 Parish/Town Council and or Third Party Representations

The matters raised in representations are each listed below with an officer comment following in brackets –

- The height of the flats should be looked at and revised – they go up to 13m and are close to the road (Officer comment – This matter is discussed as a material planning consideration above.)
- Loss of light and privacy and outlook to properties on Scizdons Climb (Officer comment – This matter is discussed as a material planning consideration above.)
- Structural damage to properties on Scizdons Climb (Officer comment – This is not a material planning consideration. The developer has obligations under the Party Wall Act to coordinate

work near boundaries with neighbours and prevent harm to other peoples' property.)

- Increased on street parking leading to disruption (Officer comment – This matter is discussed as a material planning consideration above.)
- Traffic congestion (Officer comment – This matter is discussed as a material planning consideration above.)
- Not respectful to existing street scene (Officer comment – This matter is discussed as a material planning consideration above.)
- Buildings constructed too close to the kerb (Officer comment – This matter is discussed as a material planning consideration above.)
- Surface water issues may result (Officer comment – This matter is discussed as a material planning consideration above.)
- There is a large quantity of unsold new housing stock in the area (Officer comment – This is not a material planning consideration. There is an identified need for significant amounts of new housing in Godalming and this site is allocated for the provision of around 100 dwellings.)
- Lack of school and GP places for future residents (Officer comment – The development would make a contribution towards the provision of education infrastructure in the surrounding area. GP funding is covered by CIL and new contributions can no longer be sought for it.)
- There are misleading statements in the Design and Access Statement (Officer comment – The applicant is entitled to present their case for the development within the Design and Access statement and it is acknowledged that some of the statements made may be subjective.)
- No notification letters were sent to 2 Scizdons Climb and 8 South Hill (Officer comment – following the introduction of the General Data Protection Regulations (GDPR) the Council is nly able to notify the immediate neighbours of a development regarding planning applications. All notifications of the development have been carried out appropriately.)
- Block A would look like a fortress and be aesthetically disappointing (Officer comment – This matter is discussed as a material planning consideration above.)
- No clarification is put into place as to how it would be ensured that the LEAP and lake would remain publically accessible. (Officer comment – This matter is discussed as a material planning consideration above.)

- The affordable housing provided may be too expensive to actually be affordable (Officer comment – This matter is discussed as a material planning consideration above.)
- During building works, contractors should park on the site rather than on the road (Officer comment – Should consent be granted, controls would be put in place to reduce the impacts of construction on the highway.)

Legal agreement

It is noted that a legal agreement (in the form of a Deed of Variation to the original s.106) is required to secure:

- That occupation beyond a certain proportion of the development (to be agreed) shall not take place until the LEAP proposal under the section 73 application, and the LEAP application itself, have been approved and subsequently provided.
- Updates to the affordable housing schedule in accordance with the details discussed elsewhere in the report.

Conclusion

The proposed development of this site which is allocated for around 100 dwellings would make a significant contribution towards meeting the Council's housing targets. The planning balance assessment concludes that the proposal is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

Recommendation A

That subject to the prior completion of a legal agreement to secure changes to the outline consent and affordable housing previously approved, permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are 2624-A-1001 B; A-1005 R; C-1005 R; C-1010 G; A-1700 J; A-1701 J; A-1702 J; A-1703 F; C-3000 G; C-3001 G; C-3005 E; C-3006 E; C-3015 D; C-3020 E; C-3021 E; C-3025 F; C-3030 F; C-3035 A; A-3100 F; A-3101 F; C-3102 E; A-3103 E; A-3110 G; A-3111 F; A-3112 F; C-3113 F; C-3114 F; A-3120 E; A-3121 E; C-3122 E; A-3130 E; C-3131 D; A-3200 B. 2787-LA-01-P6; 02-P6; 03-P6; 04-P6; 05-P8; 01-P6; 02-P6; 03-P6; 04-P6.

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

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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.

3. Condition

Prior to the occupation of the dwellings, 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)

4. Condition

All proposed walls, fences or other means of enclosure, shall be erected prior to the date of first occupation of each relevant dwelling in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Such matters shall thereafter be retained and maintained in the form specified for the lifetime of the development.

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.

5. Condition

The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade of business.

Reason

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies ST1 and TD1 of the Local Plan 2018 (Part 1).

6. Condition

No occupation of any dwelling shall take place until a post installation inspection has been carried out by a Competent Person for Health and Safety and the findings of the inspection have been submitted to the Local Planning Authority. The LEAP shall not be used until such time that approval has been given by the Competent Person.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

7. Condition

No occupation of any dwelling shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority providing details of future inspections to be carried out by a Competent Person for Health and Safety and arrangements for future maintenance of the equipment provided. The LEAP shall be inspected and maintained in strict accordance with the approved scheme.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

8. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 Class A and Class B (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any of the dwelling

houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason

To prevent adverse future impact upon the visual amenity and the amenity of adjoining occupiers in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

9. Condition

The floorspace approved for community use (use class D1) shall only be used between the hours of 7am and 7pm each day.

Reason

To prevent adverse impact through noise pollution and traffic and parking generation at unreasonable hours in accordance with Policies EP1 and ST1 of the Local Plan (Part 1) 2018.

10. No occupation of any dwelling shall commence on site until a scheme for the landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.
2. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk . For further information please see the Guide to Street and Property Naming on Waverley's website.
3. 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.

4. "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.

Recommendation B

That should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.

Agenda Item 10.

WA/2019/0106
J Neville
Millwood Designer Homes
28/01/2019

Erection of 9 dwellings (3 affordable) with garaging, access, landscaping and associated works following demolition of existing dwelling (as amended by plans received 27/03/2019, 12/06/2019 and 14/06/2019) at Backward Point, Cherry Tree Lane, Ewhurst GU6 7GG

Committee:
Meeting date:

Joint Planning Committee
26/06/2019

Parish:
Ward:
Case Officer:

Ewhurst
Ewhurst
Alex Inglis

Neighbour Notification Expiry Date 01/03/2019
Expiry Date 24/03/2019
Extended expiry date 14/06/2019

RECOMMENDATION A

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of affordable housing and the maintenance of the SuDS, permission be GRANTED subject to conditions and informatives.

RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED.

Introduction

This application has been brought before the Joint Planning Committee at the request of the Local Member.

Location Plan



Site Description

The site measures 0.2ha and is located to the north of Cranleigh Road and north-west of Gransden Close. The site is accessed via an existing access drive off Cranleigh Road which currently serves the single dwelling Backward Point and will serve a 32 units residential scheme currently under construction on land adjacent to the application site approved under WA/2017/1636 and WA/2018/0838.

The site contains the single storey dwelling known as Backward Point which sits at the top of a sloping site from south-east to north west.

A line of trees lie along the eastern boundary of the site. Existing residential development lies to the east and south of the site with an additional 32 units currently under construction being built on land immediately to the west and north. The site is completely surrounded by either existing or approved residential development currently under construction.

An electricity substation is also present on site in the south eastern corner which measures 2.3m by 1.3m.

Proposal

Permission is sought for:

- The erection of nine dwellings following the demolition of the existing dwelling.
- The proposed dwellings would comprise a variety of detached, and semi-detached units of two storey height for market housing and would include a building comprising 3 units allocated as affordable housing.
- Units 1-5 would be access directly from Cherry Tree Lane from the Southern side, with units 6-9 accessed from the end of Cherry Tree Lane, from the northern side of the proposal site, through the housing development that is currently under construction.
- Retrospective permission for the erection of a substation measuring 1.3m by 2.3m.

Proposed Block Plan



Proposed Site Plan



Proposed Elevations

Units 1-3 (Affordable)



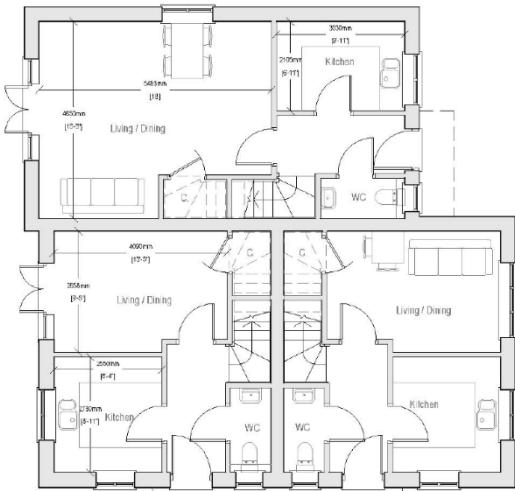
Side Elevation



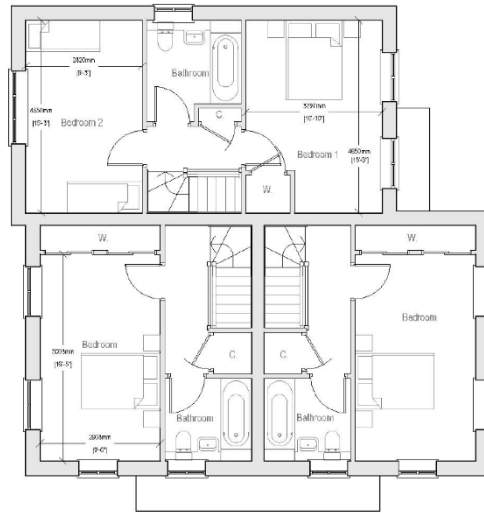
Rear Elevation



Street Elevation

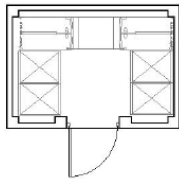


Ground Floor Plan

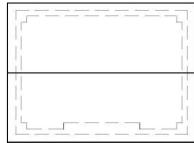


First Floor Plan

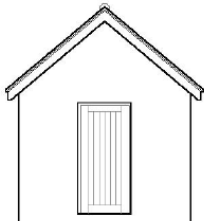
Plot 1 and 2 Bin and Cycle Store



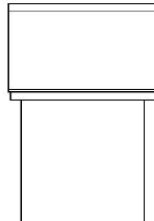
Floorplan



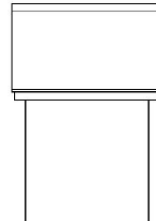
Roof Plan



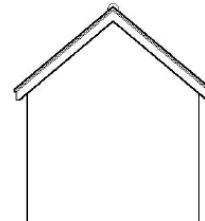
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Units 4-5



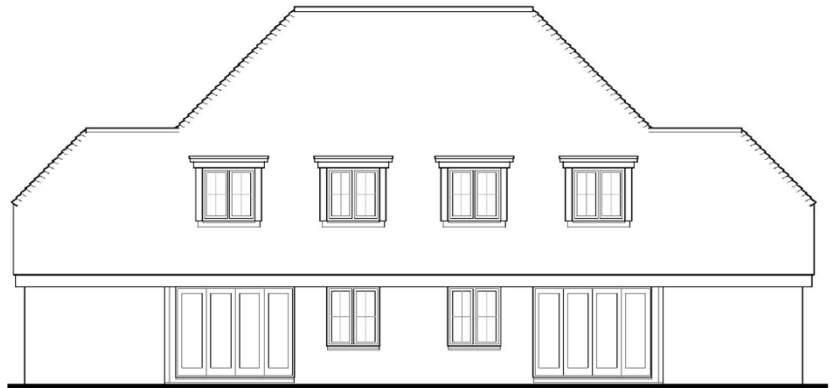
Front Elevation



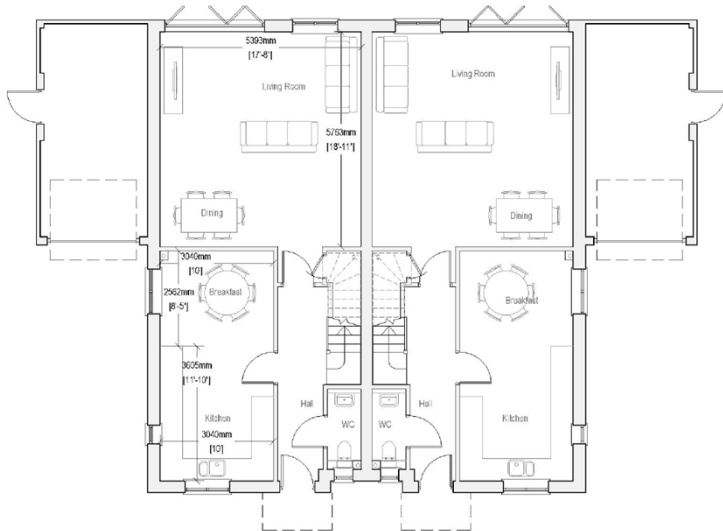
Side Elevation



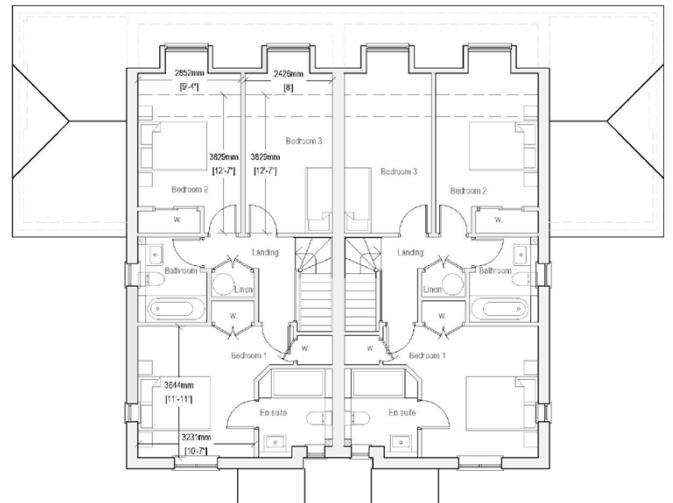
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Units 6-9



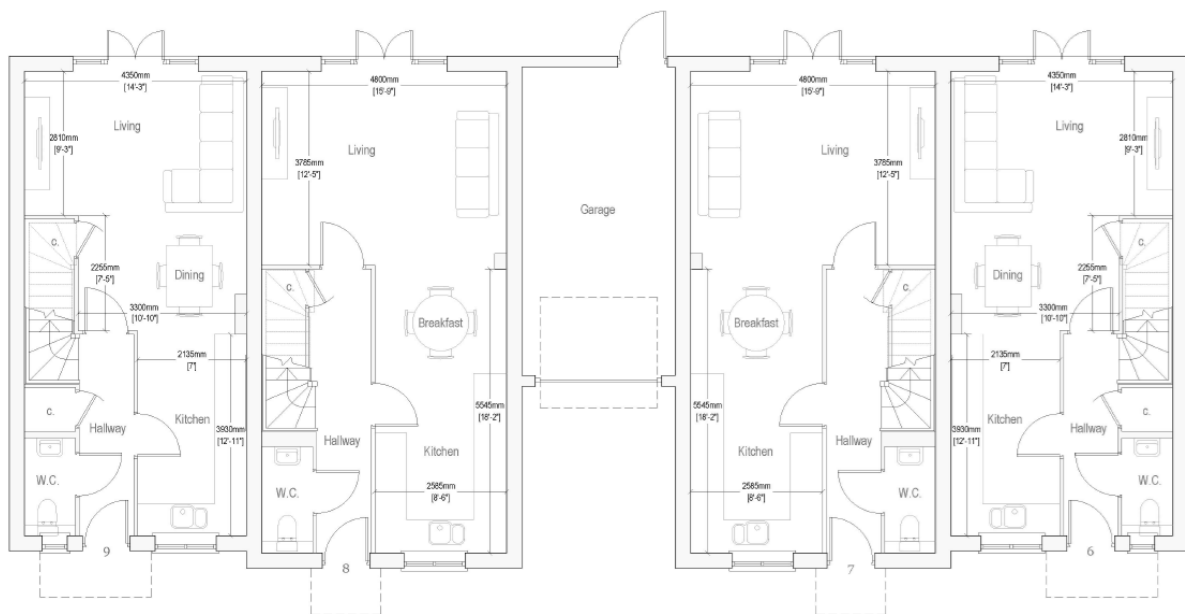
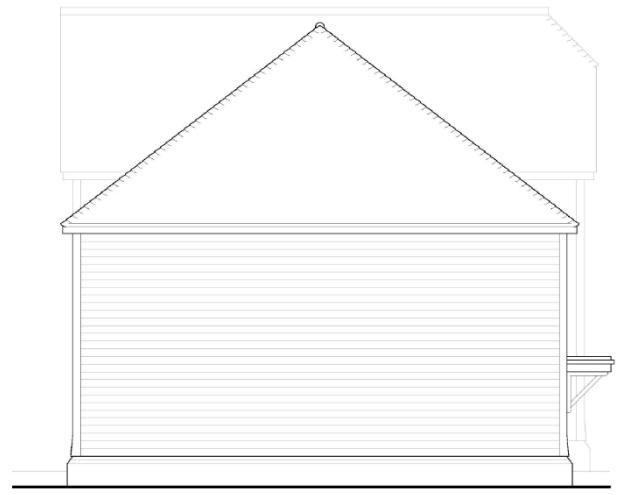
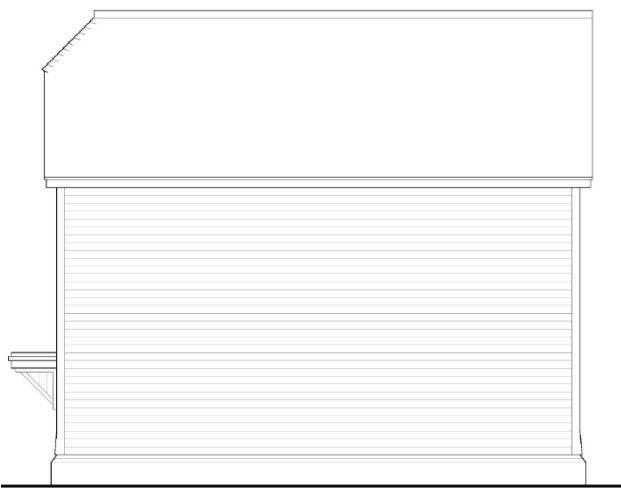
Front Elevation

Plot 9

Plot 8

Plot 7

Plot 6





First Floor Plan

Relevant Planning History

WA/2018/0838	Erection of a building to provide first floor flat with garage block below.	Full Permission: 02/07/2018
WA/2018/0288	Application under Section 73 to vary/remove Condition 1 of WA/2017/1636 (approved plan numbers) to alter dormers and roof light on plot 6.	Full Permission: 15/05/2018
WA/2017/1636	Approval of reserved matters including scale, appearance, layout and landscaping following the outline approval of WA/2015/1903 for the erection of 31 new dwellings together with the discharge of conditions 9, 14 and 19 of WA/2015/1903.	Full Permission: 09/01/2018
WA/2015/1903	Outline application for proposed development of up to 31 dwellings with access to be determined (alternative proposal Option 2) (as amplified by Archaeological Report received 07/03/2016).	Refused: 24/03/2016 Appeal Allowed: 29/03/2017
WA/2015/1902	Outline application for proposed development of up to 13 dwellings with access, layout, appearance and scale to be determined (alternative proposal Option 1).	Refused: 26/02/2016 Appeal Dismissed: 29/03/2017

Planning permission WA/2018/0838 and WA/2018/0288 are currently under construction to provide 32 houses. This application site was never included in these applications. However this application is associated with this wider development site and will be connected to it. Any reference to the wider scheme in this report is a reference to the approved 32 unit development.

Planning Policy Constraints

Countryside beyond the Green Belt

Public Footpath (No. 437)

Rural Settlement of Ewhurst (access drive only)

Ancient Woodland 500m Buffer Zone

SPAD – Area subject to Special Advertisement Control

Development Plan Policies and Guidance

The Development Plan and relevant policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1 – Presumption in Favour of Sustainable Development, SP2 – Spatial Strategy; TD1 – Townscape and Design; RE1 – Countryside beyond the Green Belt; ALH1 – Amount and Location of Housing; AHN1 – Affordable Housing on Development Sites; AHN2 – Rural Exceptions Sites; AHN3 – Housing Types and Sizes; NE1 – Biodiversity and Geological Conservation; NE2 – Blue and Green Infrastructure; ST1 – Sustainable Transport; CC4 – Flood Risk Management
- Farnham Neighbourhood Plan (made May 2017): N/A
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 – Environmental Implications of Development, D4 – Design and Layout, D6 – Tree Controls, D7 – Trees, Hedgerows and Development, D9 – Accessibility
- South East Plan: N/A

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

The National Planning Policy Framework 2019 (NPPF)

The National Planning Practice Guidance 2014 (NPPG)

Residential Extensions Supplementary Planning Document 2010 (SPD)

Council's Parking Guidelines (2013)

Surrey Vehicular and Cycle Parking Guidance (2018)

Consultations and Parish Council Comments

<p>Ewhurst Parish Council</p>	<p>Original Consultation:</p> <p>Object – Serious concerns remain over the restricted access to the site which were raised at the original 31 unit application stage. This application would take the total units to 41 with an inadequate access road for the level of traffic generated. Conflicts already exist at the bell-mouth onto Cranleigh Road.</p> <p>The scheme for an additional 9 units creates very cramped development, out of character with the prevailing density through Ewhurst. Sixpenny Buckle, to the east, will be overshadowed.</p> <p>The eastern boundary has a reasonably dense tree cover but this will be impacted by the proximity of built form and the overshadowing from the existing canopy will create future pressure to fell/lop. This would also increase overlooking.</p> <p>There is inadequate provision for visitor parking, with 4 spaces throughout the entire development. This will result in on-street parking within the wider development, restricting access for emergency and delivery vehicles. The Parish Council is also concerned that the future residents may use the nearby recreation ground car park.</p> <p>The one bed houses have no amenity space.</p> <p>Secondary Consultation:</p> <p>Object - Noted the amendments made but concerns remain. The affordable houses have been provided with very contrived private amenity space, restricting access to the front entrance doors of units 1 and 2.</p> <p>The block containing the affordable units is poorly designed, with a crown pitched roof and an uncomfortable orientation to the west which fails to address the streetscene.</p>
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	<p>A recent appeal decision at Firethorn Farm allowed a total of 115 new dwelling in the Parish within the Local Plan period, compared to the allocation of 100. This application would take the level of new dwellings to an unsustainable level as noted by the Inspector in paragraph 10 of his report.</p>
Southern Water	Not located within Southern Water's statutory area.
Thames Water	No comment.
Lead Local Flood Authority	<p>Original Consultation: Object – Not satisfied that enough information has been submitted and recommended changes that should be made and additional information required.</p> <p>Secondary Consultation: No objection, subject to conditions.</p>
Surrey County Highway Authority	No objection or requirements as the access is via a private road.
Surrey Wildlife Trust	<p>The submitted Ecological Appraisal and Bat Survey letter of report appear appropriate in scope and methodology.</p> <p>Recommend that unidentified bat roosts may still be present and if a bat is seen during works, work should cease immediately and advice should be sought from Natural England or a qualified specialist.</p> <p>The development should result in a minimal increase in external artificial lighting.</p> <p>Any removal of dense/shrubbery and vegetation should be undertaken outside of the main bird nesting season.</p> <p>Biodiversity enhancements should be incorporated.</p>
Forestry Commission	Refer to standing advice.
Surrey County Rights of Way Officer	No objection subject to informatives.
Environment Agency	Refer to Standing Advice

Representations

The application was advertised in the newspaper on 08/02/2019.

Site notices were displayed around the site on 12/02/2019

Neighbour notification letters were sent on 01/02/2019 and again on 02/04/2019 as a result of the submission of amended plans.

Five letters of representation were received objecting on the following grounds to the original consultation:

- Ewhurst is served by a reasonable road from Cranleigh but only small track roads from Shere and the road to Horsham and Ockley are not up to standard for additional units.
- Water supply unreliable
- Power supply unreliable.
- Inspectorate has turned down other developments in Ewhurst at appeal due to local housing density
- All the development in Ewhurst is in one area.
- The Council refused a 13 unit scheme on this site due to poor access.
- The site access is totally unsuitable.
- There is no passing place on the access track.
- Many vehicles will have to park on the road.
- The track is named Cherry Tree Lane which could encourage drivers to try and use it as a cut-through when it is in fact a cul-de-sac.
- The access track is also a public footpath.
- Overdevelopment
- This development will result in demand for a new school, doctor's surgery, waste tip and road rebuilding.
- Loss of privacy and light to neighbouring dwellings.
- Emergency vehicle access is not suitable.
- Out of character development.
- The allocation of houses for Ewhurst has been met and exceeded.
- Thames Water have already stated that they cannot supply water to the proposed development at Firethorn Farm.

An additional letter was received from a neighbour who also responded to the first consultation raising objection following the second consultation on the following grounds:

- Amendments make no difference.
- Still resultant overshadowing.
- Loss of privacy and light.
- Affordable housing is a term used by developers to make the development appear more acceptable.

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.

Policy SP2 sets out the spatial strategy for the borough up to 2032 and whilst it seeks to focus development at the four main settlements it recognises that limited development should be allowed for in certain villages, including Ewhurst, and where such villages are not within the AONB or Green Belt that these offer more scope for growth. Policy SP2 also seeks to maximise opportunities for the redevelopment of suitable brownfield sites for housing. The application site is a brownfield site.

Policy ALH1 sets out that the Council will make provision for at least 11,210 net additional homes in the period 2013 – 2032, and that within that Ewhurst village will need to provide a minimum of 100 homes, although given that this is a minimum allocation, exceeding this number should not result in the refusal of otherwise sustainable development on a brownfield site.

The site comprises previously developed land, and in accordance with the NPPF, planning policies and decisions should promote an effective use of land in meeting the need for homes, and should make as much use as possible of previously developed land. In particular the NPPF indicates that substantial weight should be given to the value of using suitable brownfield/previously developed land within settlements to meet the identified need for homes.

The application site falls within the Countryside beyond the Green Belt and relevant Local Plan Policy RE1 states that the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Location of development

Paragraph 79 of the NPPF states that Planning policies and decisions should avoid the development of isolated homes in the countryside. This site is surrounded on all sides either by existing residential development, to the east and south, or approved development currently under construction, to the north and west. The Rural Settlement boundary of Ewhurst runs along the footpath to the east of the site and along the wider site boundary to the south, including

the access road within it. The proposed dwellings would not, therefore, be in an isolated location.

Housing land supply

The Council published its 5 year housing land supply statement in September, with a base date of 1st April 2018. This document confirms that, with an additional buffer of 5%, the Council has 5.8 years' worth of housing supply. However, the Housing Delivery Test results were published in February 2019. As per the requirement of footnote 39 of the NPPF, a 20% buffer must now be applied. With a 20% buffer applied to the Council's published 5 Year housing land supply statement with a base date of 1st April 2018, the Council years' worth of housing land supply is 5.08 years'. Therefore, the Council can demonstrate the requirement of paragraph 73 of the NPPF.

Both the Folly Hill appeal and the Longdene House appeal Inspectors felt that the evidence before the inquiries did not point to five years' worth of housing supply. These decisions are material considerations. However, the Council maintains its view that it has five years' worth of housing land supply.

Impact on the Countryside beyond the Green Belt

The majority of the site, other than the access drive 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 proposal would be viewed within the context of the wider site of 32 dwellings approved under WA/2017/1636 and WA/2018/0838 which surrounds this site on the south, west and north/north west. The site is therefore bounded by residential development on all sides, with dwellings falling within the Rural Settlement area to the east of the site. In this regard, the proposal would be seen as a natural infill in this backland plot and would not be seen to intrude into the wider countryside.

Officers are therefore satisfied that the proposal would not adversely affect the intrinsic character and beauty of the countryside. The proposal is therefore considered to accord with Policy RE1 of the Local Plan (Part One) 2018.

Design and impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) 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 2019.

The layout of the dwellings is considered to be acceptable and to relate well to the streetscene. Units 4 and 5 form a symmetrical pair of semi-detached dwellings that make for an attractive feature at the entrance to the site. The affordable units, 1-3, are within the block at the southern corner which has a single entrance on the south western side of the building and two on the south eastern side, addressing the corner appropriately. A suitable space is left between these units and the two pairs of semi-detached units 6-9 at the northern end of the plot. All the units are considered to be attractive and of an acceptable size and scale, fitting in well with the style of the dwellings being built on the wider site.

The design and appearance of the proposed dwellings are considered to contribute to the high quality residential environment already approved on the wider site. The additional nine units would take similar forms to those being constructed on the site and would utilise a similar pallet of traditional materials. Amendments to this scheme to remove a shared garage has provided additional amenity space for the affordable units which would create a softer, more verdant appearance and reductions in the height of the ridge heights of plots 4 and 5 at the entrance to the site successfully reduce the bulk and mass. The existing substation at the front of the site, whilst not an attractive feature, would be mitigated for through additional proposed planting, to be controlled by way of a landscaping condition.

The scale of the dwellings and the layout ensures that the development does not appear cramped and crowded with sufficient space provided between the buildings. In this respect officers are satisfied that the proposal does not comprise overdevelopment of the site.

Overall, the proposal is considered to be acceptable regarding design and visual amenity. The scheme is therefore seen to accord with Policy TD1 of the Local Plan (Part 1) 2018, and Policies D1 and D4 of the Local Plan 2002.

Housing Mix

The NPPF states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN3 of the Local Plan 2018 (Part 1) sets out that 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).

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) sets out the likely profile of household types in the housing market area. The SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

Unit Type	1 bed	2 bed	3 bed	4 bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%

In addition to the West Surrey SHMA, the recently published West Surrey SHMA: Waverley Addendum 2015 provides more specific information for the Borough. This includes indicative requirements for different dwelling sizes for both market and affordable housing.

It is noted that this provides an alternate requirement to the West Surrey SHMA 2015, and is considered to be the most appropriate evidence in terms of identifying local need in the Borough.

Proposed Housing Mix					
		1 bed	2 bed	3 bed	4 bed
Market	SHMA	10%	30%	40%	20%
	Site	0	33%	66% (6 units)	0
Affordable	SHMA	40%	30%	25%	5%
	Site	66.6% (2 units)	33.3% (1 unit)	0%	0%
Total		2	1	6	0

Whilst no one bedroom and 4 bedroom units are proposed, the development provides houses for those most acutely needed (2 and 3 bedroom), as set out in the SHMA.

The resultant mix across the wider site is as follows:

Proposed Housing Mix (wider site)					
		1 bed	2 bed	3 bed	4 bed
Market	SHMA	10%	30%	40%	20%
	Site	3.5% (1 unit)	27.5% (8 units)	44.9% (13 units)	24.1% (7 units)
Affordable	SHMA	40%	30%	25%	5%
	Site	41.7% (5 units)	58.3% (7 units)	0	0
Total		6	13	15	7

Officers consider that the mix is sufficiently aligned with the SHMA in relation to market housing particularly given that it is providing dwellings that would help address the most acute need which is for 2 and 3 bedroom dwellings. The proposal is therefore acceptable when considering the development within the context of the wider scheme.

The Council's housing Enabling Officer has been consulted regarding the affordable housing mix and is supportive of the proposed mix which is seen to broadly reflect the needs of the Borough.

Overall, the application is therefore considered to be acceptable and in accordance with Policy AHN3 of the Local Plan 2018 (Part 1).

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 development sites which meet the required criteria.

Policy AHN2 of the Local Plan 2018 (Part 1) states that small scale affordable housing may be acceptable on land that is within, adjoins, or is closely related to the rural settlement. In exceptional cases the provision of affordable housing may be supported by necessary market housing.

The Council's Housing and Enabling Officer has been consulted on this application with regard to the provision of Affordable Housing. Although when looked at in isolation, the site does not trigger a requirement for affordable housing; when treated as a larger scheme that includes the 32 approved units the application would be trigger the provision of affordable housing. 32 units are currently approved on the wider site, with the additional 9 units taking the total to 41. A total provision of 12 affordable units across the wider site represents an affordable provision of 29.2%, against a 29.5% provision in the consented scheme. Given that the scheme in isolation provides a provision of 37.5% affordable housing when viewed as a net gain of 8 units (1 market dwelling already exists on the site) and that the level of provision across the whole site would be similar to that already approved, officers consider the level of affordable housing provision to be acceptable.

The applicant has confirmed that the affordable houses would be split into the following tenure brackets:

- 1x2 bedroom house: Shared ownership
- 2x1 bedroom houses: affordable rent

The Council's Housing Enabling Manager has been consulted on the proposal and is supportive of the tenure split. The affordable housing on the wider site is managed by Mount Green who, it is understood, have been in discussion with the developer about taking on the additional units proposed under this application. The Council's Housing Enabling Manager is supportive of this.

Overall, the Housing Enabling Officer is supportive of the affordable housing provision, subject to the submission of an affordable housing plan. The proposal is therefore seen to accord with Policies AHN1 and AHN2 of the Local Plan 2018 (Part 1).

Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) 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 2019.

The design of any development should ensure that the privacy enjoyed by neighbouring dwellings is not materially impacted on. Design should also ensure that there is no resultant harmful overbearing impact or a material loss of light.

The separation distance from unit 5, at the south eastern corner of the site, to Sixpenny Buckle is 10m, flank wall to flank wall at two storey height with a distance of 7m to the boundary of this property. This separation distance and the relative positioning of the dwellings to each other is considered to ensure no harmful loss of light or outlook to Sixpenny Buckle. The nearest side of Sixpenny Buckle to the development site also consists of a garage which is not a habitable room. The primary outlook to the rear of Sixpenny Buckle is to the north, and is therefore not directly influenced by the proposal. The single storey element of unit 5 would extend closer to the boundary, and would be adjacent to amenity space rather than the flank elevation of the dwelling but the single storey nature and the intervening footpath would ensure no overbearing impact in relation to this area of amenity space to the rear of Sixpenny Buckle.

The potential for overlooking presents some concerns which officers believe could be overcome by way of a condition requiring obscure glazing. The relationship of units 1 and 2 with dwellings 25, 27, 28 and 30 of the wider site approved under WA/2017/1636 could result in some harmful intervisibility. Four windows are proposed in the elevation facing these units at ground and

first floor level. At first floor level, all four windows would be obscurely glazed (required by condition) on any permission to prevent harmful intervisibility. Two bathroom and two bedroom windows are proposed on this elevation. As the bedrooms have 2 other windows on other elevations a reasonable outlook would still be maintained whilst providing ample light to these rooms.

It is also considered reasonable to obscure glaze by condition the two first floor windows on the eastern side of unit 5. This would prevent any harmful overlooking of the amenity space to the rear of Sixpenny Buckle. Whilst one window serves a bedroom, this room is also served by another window in a different elevation, ensuring sufficient quality of accommodation to this room.

Officers do not consider that the relationship between the rear elevations of units 6-9 and Cumbers, to the east, would result in any harm by way of overlooking. A separation distance of at least 13m is maintained to the boundary with Cumbers, and a flank wall to flank wall separation distance of at least 32m is considered to be sufficient to alleviate any harmful overlooking and in accordance with the Council's Supplementary Planning Guidance which suggests an appropriate distance of 21m. The established vegetation is also considered to contribute to the privacy enjoyed by Cumbers.

Overall, subject to condition, the proposal is not considered to result in any material harm to neighbouring residential amenity. The proposal is therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

Impact on Trees

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.

The site area forms the curtilage of the existing house known as Backward Point. Immediately east, bounding the PROW is a belt of trees and hedging that form a contiguous landscape feature that frames views of the site. The Southern oak and principal component of the belt is subject of a TPO.

A Landscape Masterplan and Tree Protection Plan has been submitted with the application. The Council's Arboricultural Officer has reviewed the proposals. The proposed layout is considered to be acceptable in terms of respecting root protection areas of trees along the footpath to the east. Five trees along the eastern boundary would be retained, however the tree officer

raises concerns regarding the relationship of the oak tree crowns to the dwellings' amenity areas and that there is the potential for future pressure to prune the branches of these trees. However, it is a material consideration that a similar relationship of residential units to trees was accepted in respect to the wider site on appeal. On this basis, officers are of the view that a reason for refusal on these grounds could not be sustained.

Overall, subject to conditions, officers consider that an acceptable relationship could be ensured between the trees and the proposed development. Therefore the proposal is seen to be acceptable and in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002.

Impact on Ancient Woodland

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.

Impact on Parking and Highway Safety

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. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The application site is accessed via a private road and does not form part of the public highway and therefore it falls outside of the County Highway Authority's jurisdiction. The County Highway Authority has, however, 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. The County Highway Authority therefore has no highway requirements.

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have

appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's Parking Guidelines document sets out the recommended number of parking spaces based on the number of bedrooms.

No. of Bedrooms	Recommended No. of Parking Spaces
1	1
2	2
3+	2.5

The above table highlights the recommendation of parking spaces for the development.

Unit No.	Recommended No. Spaces	Provided Spaces
1	1	1
2	1	1
3	2	2
4	2.5	2
5	2.5	2
6	2.5	2
7	2.5	3
8	2.5	2
9	2.5	2
Visitor	-	1
Total	19	18

The above table demonstrates that the development falls one short in terms of recommended parking space provision.

Despite this, when viewed within the context of the wider development, the proposal does accord with the recommendations for parking provision. The 32 units approved under WA/2017/1636 and WA/20158/0838 created a requirement for 68 parking spaces based on the number of bedrooms. Combined with the 9 units proposed under this application this creates a total demand for 87 parking spaces.

WA/2017/1636 and WA/2018/0838 together provide space for 75 parking spaces. When combined with the 18 provided under this application, a total of 93 are proposed which is in line with the recommendations of the Parking Guidelines document.

Officers are therefore of the view, taking into account the wider site, that the level of parking provision is acceptable.

Impact on Public Right of Way

Two public footpaths, Nos. 436 and 437 run along the eastern and north western boundaries of the site. Footpath 437 is accessed via the shared access road into the site.

The Surrey County Countryside Access Officer has been consulted on this application with regard to the impact of the development on these footpaths. No objection is raised subject to the inclusion of informatives on any permission granted.

Impact on Flooding

Policy CC4 recognises 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, and that the risk of flooding is minimised whilst not increasing the flood risk elsewhere. Sustainable drainage systems (SuDS) will be required on all major developments (10 or more dwellings) and will be encouraged on smaller schemes. Proposed development on brownfields sites should aim to reduce run off rates to those on greenfield sites, where feasible.

This site lies outside of Flood Zones 2 and 3 and is therefore in an area of low flood risk.

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate.

Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

The application form confirms that the proposal is to dispose of surface via a sustainable drainage system. The LLFA has confirmed that it raises no objection to the proposal, subject to the imposition of conditions requiring the submission and approval in writing of a surface water drainage scheme and that prior to first occupation, a verification report is carried out by a drainage

engineer which must be submitted and approved by the Local Planning Authority.

Thames Water have also been consulted on the application and have no comment to make.

Overall, subject to the imposition of conditions, no concerns are raised with regards to flooding and flood risk and the proposal is therefore seen to accord with Policy CC4 of the Local Plan 2018 (Part 1).

Quality 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.

The following table provides an assessment against the standards

Plot	No bedrooms	Internal floor space req	Actual internal Floor space	Compliance with bedroom sizes
1	1 (2 person)	58 sq m	58.64 sq m	Yes
2	1 (2 person)	58 sq m	58.64 sq m	Yes
3	2 (4 person)	79 sq m	81.5 sq m	Yes
4	3 (5 person)	93 sq m	121 sq m	Yes
5	3 (5 person)	93 sq m	121 sq m	Yes
6	2 (4 person)	79 sq m	79 sq m	Yes
7	3 (5 person)	93 sq m	90.4 sq m	No (one double bedroom is 9.5 sq m instead of 11.5 sq m; single bedroom is 10cm too narrow and has a floor area of 5.8 sq m instead of 7.5 sqm)
8	3 (5 Person)	93 sq m	90.4 sq m	No (as above)

9	2 (4 person)	79 sq m	79 sq m	Yes
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It is clear from the table above, that whilst the majority of the proposed units would comply with the technical space standards, plots 7 and 8 fall slightly short of the overall internal floor area and have two bedrooms below standard.

However, given that limited weight can be attributed to the Space Standards that the internal floor area of the units does not fall significantly short, and that these dwellings types are the same as some on the wider site, Officers are of the view that the development is acceptable in this respect.

All the of the units are considered to have sufficient light and outlook.

Each of the dwellings, including the affordable units benefits from private amenity space. Officers consider that the level of proposed amenity space would be acceptable and would provide a suitable level of amenity for future occupiers.

In view of the above it is considered that notwithstanding the relatively minor conflict with the space standards requirements, the proposed development would provide an acceptable level of accommodation for future occupants, such that there is no objection in this respect.

Refuse and recycling

The submitted design and access statement details that each dwelling will have independent refuse and recycling stores within their own plots or access to a shared storage area. Bins will be presented on collection day for pickup in a manner that has already been approved for the wider site development.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) 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.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland and is not an agricultural building or barn.

A letter of report titled 'Ecological Appraisal and Bat Survey' by Bioscan (UK) Ltd. dated 10th December 2018 was submitted with this application.

The bungalow known as Backward Point was assessed to have medium roosting potential but no evidence of bats was found and no roosts identified. The only other building within the site is a prefabricated stable type structure for which no significant roost opportunities were identified. This building is considered to have negligible to low roosting potential for bats. Dawn re-entry and dusk re-emergence surveys were undertaken following the initial roost assessment. No bats were seen to enter or leave the building during the surveys.

The Surrey Wildlife Trust has been consulted on this application to ensure that there will be no resultant harm to protected species. They have advised that should a bat be seen during works, work should stop immediately and advice should be sought from Natural England or a qualified specialist. The applicant is also advised of the requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on bat roosts or disturb bats.

The applicant should also ensure that the proposed development will result in minimal external artificial lighting, any removal of dense shrubbery/vegetation should be timed to avoid the main bird nesting season and biodiversity enhancements should be incorporated into the scheme wherever possible.

Subject to appropriate informatives, Surrey Wildlife Trust raises no objection and the development is considered acceptable with respect to biodiversity and in accordance with Policy NE1 of the Local Plan (Part One) 2018.

Parish Council / Third Party Representations

Officers note the comments received in relation to this application from the Parish Council and neighbours.

Regarding highway safety concerns, parking standards are exceeded across the wider site and the County Highway Authority have expressed no objection in relation to the adjoining public highway. The access road is private and therefore is outside of the jurisdiction of the Highway Authority. The density of the development is considered to be acceptable in the context of the wider scheme and the Rural Settlement area and the submission and approval of a landscaping scheme will be required by way of a condition.

The affordable houses all benefit from private amenity space and the design of the affordable block is considered to be attractive and to make the development more tenure blind. CIL charges associated with the development will be collected in accordance with the charging schedule.

It is also noted that comments have been raised expressing concern that Ewhurst has already exceed its requirement for 100 new dwellings by 2032, particularly with the recent appeal decision at Firethorn Farm for approval of 58 dwellings, taking the number of units approved in Ewhurst to 115. Despite this, the 100 unit figure is a minimum allocation and exceeding this number should not result in the refusal of otherwise sustainable development on a brownfield site, surrounded by existing and approved development. The development would also contribute to the wider borough housing need

Conclusion

The proposed development is considered to represent an efficient use of previously development land at the edge of a defined rural settlement which is surrounded on all sides by existing and approved development such that there would be no impact on the intrinsic character and beauty of the countryside. The site would represent a natural extension of the previously permitted wider development site and would be visually acceptable in design terms and would not adversely affect existing residential amenities.

The proposal would contribute to the level of housing provision within the Borough and would provide 3 affordable dwellings.

The proposals would provide a satisfactory level of parking provision when considered within the context of the wider development scheme and would not adversely affect the biodiversity value of the site.

In view of the above, officers consider that the planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation A

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of affordable housing and the maintenance of the SuDS, permission be GRANTED subject to the following conditions:

1.

Condition

The plan numbers to which this permission relates are P135/PL/1011(A); P334/EE/01; P334/PL/1000(A); P334/EX/1011; P334/PL/1001(B); P334/PL/1041(A); P334/PL/1045(A); P334/PL/1061; P334/PL/1065(A) and P334/PL/2005, P334/PL/5001. 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

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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.

3.

Condition

Before work begins, 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 shall be submitted and approved in writing by 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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

4. 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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it relates to the construction process.

5. Condition
Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:

1. Parking of vehicles of site personnel, operatives and visitors.
2. Loading and unloading plant and materials.
3. Storage of plant and materials including demolition arisings.
4. Cement mixing.

The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by 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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it related to the construction process.

6. Condition
No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include 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. Development shall be carried out in 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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it related to the construction process.

7. Condition

No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

8. Condition

No development shall commence, including any site remediation or 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. This shall

include details of the specification and location of exclusion fencing, ground protection and any development activity that may take place within the Root Protection Area of trees shown to scale on the TPP's including installation of service routings and hardstanding. 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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

9. Condition

- a) No development, site remediation, 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 pre-commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and personnel responsible for the implementation of the approved development and timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.
- b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development.

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 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

10. Condition

The development hereby permitted 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. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-

Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1 litres/sec.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy CC4 of the Local Plan Part 1. This is a pre-commencement condition as it goes to the heart of the permission.

11. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason

To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS in accordance with Policy CC4 of the Local Plan Part 1.

12. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no development as defined within Part 1 of Schedule 2, Classes A,B and E that order, shall be constructed on the site without the written permission of the Local Planning Authority.

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.

13. Condition

The first floor windows in the eastern elevation of unit 5 shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

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.

14. Condition

All first floor windows in the south western elevation of the block containing units 1-3 shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

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.

15. Condition

Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

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.

16. Condition

No development shall commence, including works of site clearance and ground preparation, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved Construction Management Plan shall thereafter be adhered to throughout the construction period. The Construction Management Plan shall include, but is not limited to, the following matters:

- notwithstanding the provisions of condition 18, the hours during which HGV deliveries to/from the site can take place;
- site management arrangements, including on-site storage of materials, plant and machinery; temporary offices, contractors compounds and other facilities, including ; on-site parking and turning provision for site operatives, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site;
- wheel washing facilities to ensure that any vehicle, plant or equipment leaving the site does not carry mud or deposit other materials onto the public highway;
- measures to minimise the emission of dust during the construction period;
- the siting of any boundary hoarding behind visibility splays;
- prevention of the burning of any materials on the site during the construction process;
- details of any security or floodlighting to be employed during the construction process; and,
- a construction waste management plan that identifies the main waste materials expected to be generated by the development during construction, together with measures for dealing with such materials so as to minimise waste and to maximise re-use, recycling and recovery.

Reason

To ensure to harm to the adjoining public highway in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

17. Condition

Prior to the occupation of the dwellings, 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).

18. **Condition:**

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reasons:

To support users of low and ultra-low emission vehicles and enable charging in convenient locations, and to ensure that the development does not prejudice the air quality of the area in accordance with Policies TD1 and ST1 of the Local Plan 2018 (Part 1), retained D1 of the Local Plan 2002, paragraph 110 of the NPPF 2018 and having regard to Surrey County Council's Vehicular and Cycle Parking Guidance (January 2018).

19. **Condition**

Before any work on site begins, cross sections/details indicating the existing and proposed finished ground and floor levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The works 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.

20. **Condition**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, for the parking of vehicles.

Reason

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan (Part 1) 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. 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 our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

4. The applicant should be aware of the requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order

to avoid contravention of European legislation.

5. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development hereby permitted is CIL liable. 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 14 of the CIL Regulations 2010 (as amended).

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

6. The applicant is advised that they will need to comply with the Guide for Developers document: http://www.waverley.gov.uk/downloads/file/4123/guidance_on_refuse_and_recycling_provision_for_new_homes

The above document includes information that the developers should ensure there is provision for the following per property:

1 x 240 litre black refuse bin (purchased at the developer's cost, direct from Veolia or similar)

1 x 240 blue recycling bin (ordered through WBC)

1 x 23 litre kerbside food waste caddy (ordered through WBC)

1 x 7 litre kitchen food waste caddy (this is to be kept in the kitchen to allow residents to transfer their food waste to the kerbside caddy. Ordered through WBC).

(Residents may wish to subscribe to the garden waste service - 1 x 240l brown bin at their own expense).

The bins must be ordered at least 4 weeks before the dwelling is occupied, and will need to be presented at the kerbside before 7am on the day of collection. The distance between the bin storage area and the kerbside of the properties should not exceed 30metres. The collectors must not walk more than 25m.

7. If a bat is seen during works, work should cease immediately and advice sought from Natural England or a qualified specialist. The applicant should ensure that the proposed development will result in minimal external artificial lighting. In order to comply with relevant

legislation, any external lighting installed on this development should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series"

8. If the proposed development involves the removal of dense shrubbery/vegetation, we would recommend that this is done outside of the main bird nesting season (March to August inclusive), to avoid adverse effect to nesting wild birds.

If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

9. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property Naming on Waverley's website.
10. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.

Recommendation B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED for the following reasons:

1. The applicant has failed to enter into an appropriate legal 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 therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Policy AHN1 of the Local Plan 2018 (Part 1) and paragraph 61 of the NPPF 2019.
2. The applicant has failed to enter into an appropriate legal agreement to secure the future maintenance of the SuDS. The proposal is therefore contrary to Policy CC4 of the Local Plan 2018 (Part 1).

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