

When calling please ask for:
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Policy and Governance
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Date: 12 May 2022

Dear Councillor,

A Meeting of the EASTERN PLANNING was held on Wednesday, 11 May 2022. The applications for planning permission were determined at the meeting as set out below.

8. A1 - WA/2021/02002 - LAND AT WINDACRES FARM

RESOLVED that planning permission be **REFUSED** for the following reasons:

- 1. The proposal would conflict with the Council's Spatial Strategy and represent disproportionate development in countryside beyond the green belt which would be excessive in scale compared to the modest level of development to meet local needs identified as suitable for this location. The proposal would therefore be contrary to Policy SP2 and ALH1 of the Local Plan (Part 1) 2018.**
- 2. The proposal would be detrimental to the special character and beauty of the Area of Great Landscape Value and would harm the intrinsic character and beauty of the countryside. The proposal would also be detrimental to the rural character of the locality by reason of the urban backland formation conflicting with the linear character of development in Cox Green and Rudgwick. The development would also result in less than substantial harm to the significance of the Grade I Listed Holy Trinity Church and Grade II Listed Dukes Farm House, as well as harm to the character and appearance of the Conservation Area. These harms would significantly and demonstrably outweigh the benefits of the scheme, and would be contrary to Policies RE1, RE3 and TD1 of the Local Plan Part 1 (2018), retained policies D1 and D4 HE3 and HE8 of the Local Plan 2002, the provisions of the emerging Ewhurst and Ellens Green Neighbourhood Plan and guidance contained in the National Planning Policy Framework*.**
- 3. In the absence of a completed legal agreement, the**

development would fail to make satisfactory provision for affordable housing, the maintenance of play space, the maintenance of the Sustainable Urban Drainage System (SUDS), the maintenance of open space, the provision and monitoring of a travel plan and the provision of a new public bridleway. The proposal would thereby be contrary to Policies ICS1, AHN1, LRC1 and ST1 of the Local Plan (Part 1) 2018 and Paragraph 169 of the National Planning Policy Framework 2021.

***relevant paragraphs will be included in the minutes of the meeting.**

9. B1 - WA/2022/00136 - LAND AT GREAT TANGLEY BARNS

RESOLVED that planning permission be **GRANTED** subject to the conditions and informatives as set out in the committee report and update sheet; with the addition of an informative relating to the prompt repair of the bridleway following construction.