

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

When calling please ask for:

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Date: 16 August 2023

Membership of the Planning Committee

Cllr David Beaman (Chair)
Cllr Penny Rivers (Vice Chair)
Cllr Jane Austin
Cllr Carole Cockburn
Cllr Janet Crowe
Cllr Jacquie Keen
Cllr Andrew Laughton
Cllr Alan Morrison

Cllr John Robini
Cllr Julian Spence
Cllr Richard Steijger
Cllr Phoebe Sullivan
Cllr John Ward
Cllr Terry Weldon
Cllr Graham White

Substitutes

Dear Councillors

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

DATE: WEDNESDAY, 23 AUGUST 2023

TIME: 6.00 PM

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

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

Susan Sale,
Executive Head of Legal & Democratic Services & Monitoring Officer

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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.

NOTE FOR MEMBERS

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

AGENDA

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Tuesday 15 August 2023.

2 MINUTES OF THE LAST MEETING

To approve the Minutes of the meeting held on 26 July 2023, and published on the councils website, as correct record of the meeting

3 DECLARATIONS OF INTERESTS

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

4 QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by Tuesday 15 August 2023.

5 QUESTIONS FROM MEMBERS

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

Submission of questions must be received by Tuesday 15 August 2023.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

Applications for planning permission

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

7.1 WA/2022/02194 - LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU (Pages 7 - 76)

Hybrid application including Full planning application for the erection of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.at LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU

RECOMMENDATION A

Delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to conditions (including minor amendments to recommended conditions) and the completion of a legal

agreement, securing affordable housing, healthcare hub, off site pedestrian cycle way, sustainable transport provisions, open space, SUDS and playspace maintenance, and subject to planning permission being granted by Guildford Borough Council for the playing pitches.

RECOMMENDATION B

That, in the event that the legal agreement required under recommendation A is not forthcoming within 6 months of the committee resolution, permission be **REFUSED**.

7.2 WA/2023/00905 - WEY COURT EAST UNION ROAD FARNHAM GU9 7PT
(Pages 77 - 94)

Application under Regulation 3 for external alterations to existing building for use as a GP Surgery & Pharmacy; alterations include erection of entrance canopy, alterations to elevations, installation of louvres and PV panels to roof and alterations to existing car park. at WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

RECOMMENDATION

That, subject to conditions, permission be **GRANTED**.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2023/01048 - LAND AT WOODSIDE PARK CATTESHALL LANE
GODALMING (Pages 95 - 312)

Erection of a building comprising of 12 flats together with associated parking, bicycle store and bin store. at WOODSIDE PARK CATTESHALL LANE GODALMING.

RECOMMENDATION A

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to conditions, permission be **GRANTED**.

RECOMMENDATION B

That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be **REFUSED**.

9 EXCLUSION OF PRESS AND PUBLIC

To consider, if necessary, the following recommendation on the motion of the Chairman:

Recommendation

To consider the following recommendation on the motion of the Chairman:-

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(s) on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) at paragraph 3 in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

10 LEGAL ADVICE

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

**For further information or assistance, please telephone
Leila Manzoor, Democratic Services Officer, on 0148352325824 or by
email at kimberly.soane@waverley.gov.uk**

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Agenda Item 7.1

WA/2022/02194 – Hybrid application including Full planning application for the erection of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.at LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU

Applicant: Ptarmigan Land, Bewley Homes & FA Secretts Ltd
Parish: Witley
Ward: Milford
Grid Reference: E: 494853
N: 142359
Case Officer: Kate Edwards
Neighbour Notification Expiry Date: 25/09/2022
Expiry Date/Extended Expiry Date: 24/03/2023

Committee Meeting Date: Eastern Planning Committee 28/06/2023

RECOMMENDATION A

Delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to conditions (including minor amendments to recommended conditions) and the completion of a legal agreement, securing affordable housing, healthcare hub, off site pedestrian cycle way, sustainable transport provisions, open space, SUDS and playspace maintenance, and subject to planning permission being granted by Guildford Borough Council for the playing pitches.

RECOMMENDATION B

That, in the event that the legal agreement required under recommendation A is not forthcoming within 6 months of the committee resolution, permission be refused.

1. Summary

The application has been advertised as a Departure Application from the Adopted Local Plan. The reason that the application has been advertised as a Departure application is because the number of dwellings proposed exceeds the 177 dwellings identified in the Policy and part of the Policy requirements are proposed on land outside the Policy allocation boundary, this land is within the administrative boundary of Guildford Borough Council. It is considered that the proposed development can be

supported as the departure from Policy is outweighed by material considerations as outlined below, subject to planning permission being granted for the Playing Pitch provision subject to an application to Guildford Borough Council.

The Local Plan Part 2 (LPP2) allocates this site for housing, therefore the adoption of LPP2 Policy DS14 indicates that the principle of a residential led development is acceptable.

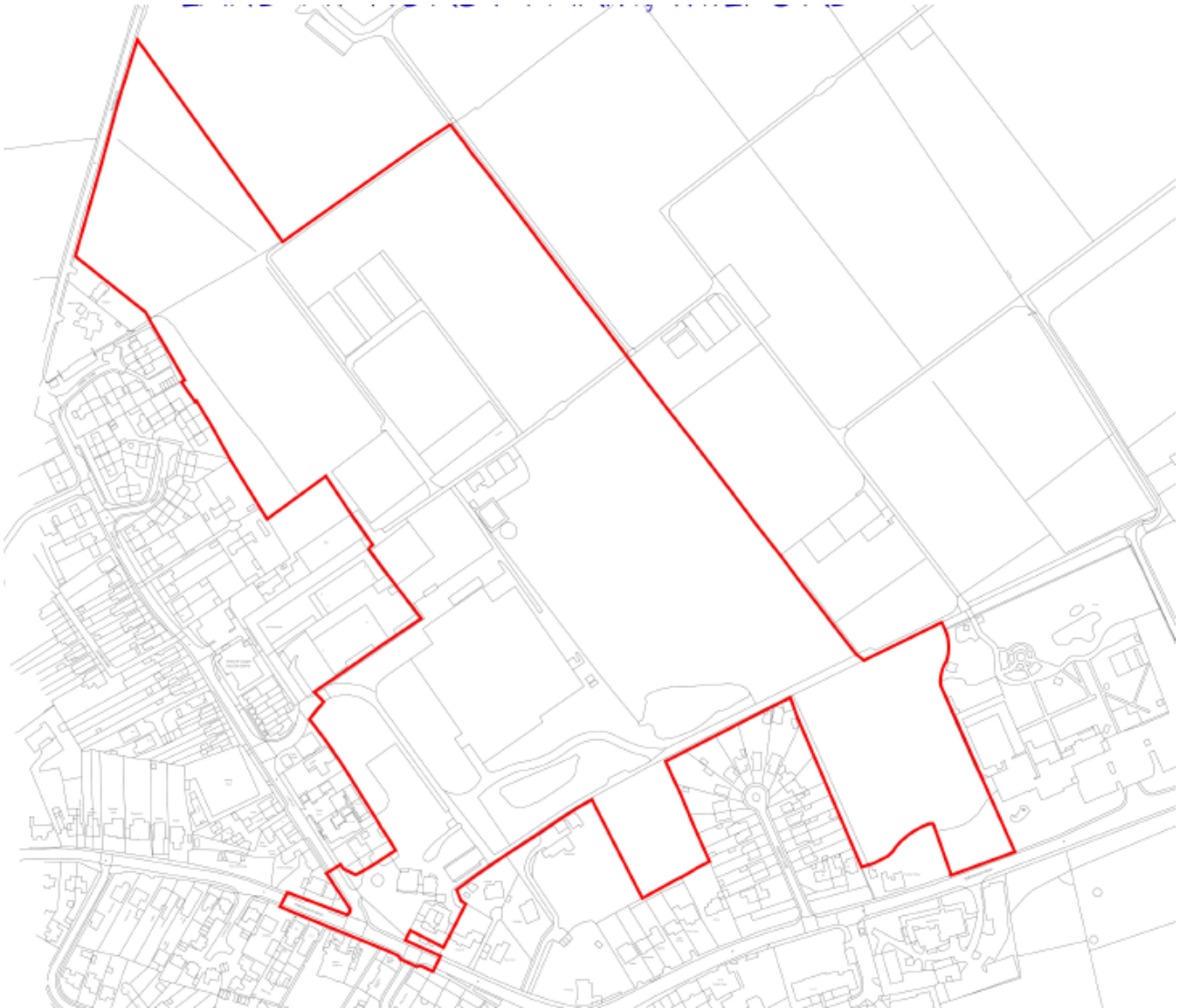
The proposal would depart from Policy as more than 177 dwellings are proposed, contrary to Policy DS14 and as the playing pitches are proposed on adjoining land outside the allocation. As the overall area of the development has been increased the increase in the number of dwellings set out in Policy can be achieved in a way that would be appropriate given the character of the surrounding area. It would also depart from Policy as the sporting facility required by allocation DS14 would not be provided within the allocated site area. However, it is proposed that playing pitches would be provided immediately adjoining the site in Guildford Borough Council area. Subject to that proposal being granted planning permission, the pitches would be secured immediately adjacent to the site represents a material consideration which indicates that the departure from Policy is acceptable in this instance.

Whilst there will be some loss of landscape value in developing the site this was considered at site allocation stage the proposed development would not result in significant harm. Moderate and less than substantial harm to the significance of the Grade II Listed Turnpike Cottage through development within its setting has been identified. It has been concluded that this heritage harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme. Appropriate mitigation is available for the potential recreational impact on the integrity of the Wealden Heaths SPA. A bat roost would be lost from an existing building to be demolished but appropriate mitigation would be provided in the form of a replacement bat loft.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include particularly the provision of 216 dwellings, 65 of which would be in an affordable tenure and many of which would be social rented housing which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm and a healthcare hub. In addition, the Council has recently confirmed that, with a basedate of 20th February 2023, there is not a demonstrable 5 year housing land supply. This has the effect of engaging the 'tilted balance' described in paragraph 11 of the NPPF and indicating that planning permission should be granted unless the harms of the development significantly and demonstrably outweigh the benefits.

In the case of the current proposal, this is not the case and the benefits would substantially outweigh the identified harms.

2. Location plan



3. Site Description

The site covers an area of 15.3 hectares and is currently accessed from Chapel Lane, near to the junction with Farm Lane. The site is relatively level but rises gently to the east. It includes the existing Secretts farm shop and tea rooms, and associated parking areas. The site extends to the north behind the existing industrial and residential premises and to the east behind Meadow Close and Turnpike Cottage to the northern side of Portsmouth Road.

To the north, the site goes beyond the Borough boundary into Guildford Borough Council area, where it fronts onto the south eastern side of Eashing Lane.

In addition to the farm shop and tea rooms complex, the site is currently occupied by the wider Secretts Farm, which extends beyond the application boundary to the east. There are a number of large greenhouses which are proposed for demolition, as well as paved yard and storage areas and ancillary office/workspace accommodation. There is an existing series of ponds to the southern part of the site, which the public are permitted to walk around for recreational purposes, albeit without a formal public right of way.

The western part of the site, in the vicinity of the existing farm shop, is within the Milford Conservation Area. Turnpike Cottage to the south is a Grade II Listed building.

There are some retail and industrial uses to the opposite (southern) side of Portsmouth Road and adjacent on Chapel Lane. The majority of the surrounding area, however, is occupied by medium density housing with terraced and semi-detached forms predominating.

4. Proposal

This hybrid application seeks full planning permission for the erection of 216 dwellings, a new farm shop (Use Class E), the change of use of existing farm shop building to a rural business hub (Use Class E), the provision of public open space, and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.

All elements are submitted in full other than the demolition of the black barn and erection of a new health hub, which is submitted in outline with all matters reserved other than access.

An area of improved public realm would be provided at the main site entrance off Chapel Lane near the junction with Portsmouth Road. Beyond this would be sited the proposed rural business hub. This would utilise the retained buildings of the main existing farm shop courtyard and adjacent buildings to provide accommodation within use class E.

Beyond this would be the new healthcare hub. The plan allows an area of 0.3 hectares for this outline element and indicates that 1,626m² of floorspace could be provided alongside 49 parking spaces within this area.

10 parking spaces to serve for local shops are proposed to the north of the site.

Beyond this, there would be residential development of various typologies with the dwellings arranged in perimeter blocks. There would be a central green space as well as playspace and an area of green space adjacent to the ponds. The residential

buildings would have two or three storeys. There would be three blocks each containing 9 flats.

65 affordable dwellings would be provided, which represents 30% of the overall scheme. Of these, 33 would have a social rented tenure which is the tenure that best meets the housing need within the Borough (with the lowest rents of any affordable housing tenure at 55% of market rent).

To the north of the site, two junior playing pitches are proposed with a vehicular access on to Eashing Lane. This land is within the Guildford Borough Council(GBC) area and is subject to a separate application for determination by GBC. There would be no vehicular through route onto Eashing Lane into the residential element, but there would be a footpath linking the two areas.

The proposed replacement farm shop would be sited to the south eastern part of the site and would be served by an access off Portsmouth Road. The access would continue to the side of the farmshop to allow access to the proposed residential area. The building would have two storeys and a total floor area of 3217m². A café would be provided on the first floor, which would have an outdoor seating terrace of 139m². A rooftop terrace (effectively at second floor level) of 129m² is also proposed. 130 parking spaces would be provided to the south of the building, alongside a delivery area to the east.

A new pedestrian route from the farmshop area in an arc linking into the health hub/business centre area would be provided alongside extensive landscaping. The existing ponds would be retained adjacent to the new path.

5. Relevant Planning History

There is extensive planning history on the site but none of this is considered to be relevant to the current application for redevelopment, other than the screening opinion outlined below.

SC/2022/01228	Request for Screening Opinion for proposal of up to 220 dwellings, a replacement farm shop of up to 3,000 sq m, a new doctors surgery of approximately 1,600 sq m, a class E flexible office suite of approximately 1,000 sq m and new sports pitch provision.	EIA Not Required
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The following applications within Guildford Borough Council area are also considered to be relevant:

22/P/01409 Concurrent application for Hybrid application comprising of: a full planning application for the demolition of existing buildings and the development of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to provide 533 sqm of commercial accommodation as a rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points; and an outline planning application for the demolition of the existing black barn and erection of a new health hub with all matters reserved except access.

21/P/02674 Concurrent application for Change of use of 4.5 hectares from agricultural land to publicly accessible open space with associated landscaping works, pedestrian walk, highways access and other works to facilitate a bespoke Suitable Alternative Natural Greenspace (SANG).

6. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018). The Council has carried out a review of LPP1, which is now 5 years old. This was considered by Full Council on the 18th July 2023, when it was resolved that:

Work commence on a comprehensive update of the Local Plan meeting the requirements of the existing development plan system but ensuring flexibility to migrate to the new system if implemented.

However, the existing Local Plan as a whole continues to provide an up-to-date statutory development plan for Waverley, which must remain the starting point for decisions on planning applications while an update is brought forward.

The relevant policies of this document are:

- SP1 – presumption in favour of sustainable development
- SP2 – spatial strategy
- RE2 – green belt
- RE3 – landscape character
- HA1 – protection of heritage assets
- TD1 – townscape and design
- NE1 – biodiversity and geological conservation
- NE2 – green and blue infrastructure
- ALH1 – amount and location of housing
- ST1 – sustainable transport
- ICS1 – Infrastructure and community facilities
- AHN1 – Affordable housing
- AHN3 – Housing types and sizes
- EE1 – new economic development
- LRC1 – Leisure and recreation facilities

- CC1 – Climate change
- CC2 – Sustainable construction and design
- CC4 – flood risk management

- Witley Neighbourhood Plan (June 2021). The plan is considered fully up to date and the relevant Policies carry full weight in decision making. The relevant policies are:
 - ND1 – Housing mix
 - ND2 – Affordable housing
 - ND3 – provision of accessible and adaptable housing
 - ND5 – general design principles
 - ND6 – Integration of major development proposals
 - ND7 – Safeguarding residential amenity
 - ND8 – safe and secure design
 - ND9 – energy efficiency
 - ND10 – service infrastructure
 - HC1 – Landscape conservation
 - HC2 – Statutory listed buildings
 - HC3 – Conservation areas
 - A1 – new community healthcare hub
 - A4 – future green spaces with public access
 - A5 – play areas, recreation grounds and sports facilities
 - T1 – improving the pedestrian and cycling environment.
 - T2 – Highways design
 - T3 – parking
 - T4 – transport assessments and air quality
 - T5 – Travel plans
 - T6 – cycling
 - T7 – accessibility in the transport network
 - E1 – retail uses
 - E2 – employment sites
 - E3 – homeworkers
 - NE1 – Environmental implications of development
 - NE2 – trees and hedgerows
 - NE3 – Biodiversity

 - NE4 – flood risk

The Waverley Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) was made on 21st March 2023 and carries full weight in decision making. The relevant Policies are:

- DS14 – site allocation for land at Hurst Farm, Milford
- DM1 – environmental implications of development
- DM2 – climate change and energy efficiency
- DM3 – water supply and waste water
- DM4 – quality places through design

- DM5 – safeguarding amenity
- DM6 – public realm
- DM7 – safer places
- DM8 – comprehensive development
- DM9 – accessibility and transport
- DM11 – trees, woodlands, hedgerows and landscaping
- DM13 – detailed amendments to green belt boundaries
- DM20 – development affecting listed buildings and their settings
- DM21 – Conservation areas
- DM26 – Employment sites
- DM28 – access and servicing

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Witley Design Guidelines (2019)
- Witley Housing Needs Assessment (2019)
- Council’s Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Sustainability and climate change SPD (2022)
- Surrey Hills AONB Management Plan (2020-2025)
- Surrey Hills AONB Boundary Variation Project – Consultation Document (March 2023)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town/Parish Council Comments

Consultee

Comments received.

Witley Parish Council

A number of representations have been submitted by WPC raising concerns and queries. Following receipt of the amended submission in February 2023, the PC made the following comment: “Witley Parish Council has reviewed the latest documents from Bewley Homes. Our remaining objections have now been addressed and we wish to withdraw our objection to this application. This is on the understanding that in the S106 Agreement relating to this development there will be a requirement to provide: i. 65 affordable homes, of which 50% will be available for social rent which reflects the need evidenced in the Witley Housing Needs Assessment and ii. a dedicated public

pedestrian cycleway of a minimum of 3m in width between the development and Franklyn Road. We would also wish to see a planning condition requiring the details of each individual plot to be agreed in regards to their DER calculations to demonstrate compliance with Part L 2021 of the Building Regulations and (*then*) emerging Policy DM2 of LPP2. We understand the applicant is agreeable to this request. The Parish Council has welcomed the opportunity to raise concerns relating to the application with the applicant through the planning process and we are pleased they were able to address these concerns as a result.”

Shackleford Parish Council (Guildford BC area)	Parish	<i>The proposed SANG pedestrian crossing point and new vehicular access to the playing fields from Eashing Lane within Guildford Borough Council area would have an adverse and significant affect on the character and use of Eashing Lane. Eashing Lane is a rural lane where there have been many accidents and is narrow. There will be a conflict between drivers and pedestrians; the proposed SANG is small; The area is within the AGLV and proposed to form an extension to the AONB.</i>
County Authority	Highway	<i>Letter received stating “The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who recommends an appropriate agreement should be secured before the grant of permission.” Conditions are also recommended. Comments have subsequently been received requesting an additional condition for a car park management plan for the playing pitches car park.</i>
Natural England		<i>Have confirmed that the SANG Management Plan submitted with the Guildford SANG application is acceptable. Confirmation that SAMM is not required received.</i>
Environment Agency		<i>Consider that they do not wish to be consulted on development such as this.</i>
Local Authority	Lead Flood	<i>Initial objection withdrawn following review of additional information. No objection subject to condition.</i>

Surrey Wildlife Trust		<i>Consultation with Natural England and SPA mitigation details required prior to determination. Conditions recommended, including prior to commencement.</i>
Waverley Enabling Team	Housing	<i>Supportive of proposed affordable housing offer.</i>
Waverley Environmental Health – Air quality	Health	<i>No objection subject to condition.</i>
Waverley Environmental Health – land contamination	Health	<i>No objection subject to conditions.</i>
Waverley Environmental Health – noise control	Health	<i>No objection subject to conditions.</i>
Surrey Hill advisor	AONB	<i>No conflict with Waverley, Guildford and Surrey Hills Policies to protect the AONB; a preferential site for meeting Witley housing requirements to other sites within the AONB.</i>
County Archaeologist		<i>Further archaeological investigation needed. Condition recommended.</i>
Sport England		<i>Confirmation that they have no objection to the proposal.</i>
Surrey Minerals and waste team		<i>Confirmation that the scheme will meet the necessary fire access standards and recommendation for the installation of Automatic Water Suppression systems.</i>
Surrey Fire and rescue service		<i>No comments or concerns with the application</i>
Waverley planning and resilience officer	Emergency	<i>Due to the number of consultations received they will not necessarily respond.</i>

Byways and Bridleways Trust	<i>Site in proximity to strategic water main. Conditions and informatives recommended.</i>
Thames Water	<i>Will add to traffic and congestion issues in Milford and Godalming. New public bridleway needed to link through the site to Milford Station, Ockford ridge and beyond.</i>
Ramblers society	<i>Requested condition requiring Secure by Design standards to be met and park mark for the medical facility</i>
Surrey Police	<i>Does not impact on existing rights of way. Contributions sought for improvements to existing PROWs which will benefit future residents.</i>
SCC Access officer	

8. Representations

To date 69 letters have been received raising objection, 1 letter in support and 6 letters have been received recorded as neutral. Objections and matters raised are on the following grounds:

- The proposal is for significantly more than the 177 dwellings in the site allocation.
- The AONB is proposed to be extended to cover Milford.
- Overlooking from outdoor high level terraces from Farm shop to Meadow Close
- Will generate traffic, increase congestion and cause the new development to be used as a cut through.
- Station Lane is unsafe to use for access to the station as described in the Travel Plan.
- Noise disturbance to residents of Meadow Close from the farm shop and access road.
- Will encourage anti social behaviour in area around the ponds.
- Smells from the farm shop bins will be noticeable within the gardens of Meadow Close.
- Loss of green space around the ponds will impact on protected species.
- Will result in light pollution
- Will be of a disproportionate scale to the village and an overdevelopment
- Will impact on the rural character
- Will destroy the existing centre of the village.
- Existing roads not adequate for the traffic
- Loss of farm shop will be detrimental to the community and educational opportunities.
- Detailed concerns raised with regards to assessment in the Transport Assessment
- Schools, public transport, nurseries, GP's and dentists will all struggle with increased demand for services.
- The healthcare hub is only proposed in outline and there is no guarantee that it will be delivered.
- Unacceptable demand on sewerage.

- Building in green belt land not warranted. These are not exceptional circumstances.
- Loss of agricultural land
- Houses will be unaffordable to local people.
- Exit onto Portsmouth Road is unsuitable.
- Eashing Lane proposed vehicular access to playing fields and pedestrian access to SANG both very dangerous. Eashing Lane is a narrow country lane without pavements with vehicles travelling at very high speeds.
- The sports pitches may be used at other times, not just at the weekends.
- Loss of bank and hedgerow to Eashing Lane.
- Increase in air pollution
- The proposed farm shop, at two storeys, is two tall within the context of the adjacent development.
- Adverse impact on health and mental wellbeing of existing residents.
- Altered outlook and amenity for Milford House residents
- The density of the scheme should be reduced.
- A direct access to the A3 should be provided.
- Information submitted with the application is unclear, including in relation to traffic movements in Chapel Lane and the extent of use of the new road adjacent to the timber yard from Chapel Lane to the development.
- Noise from the car park of the farm shop will affect residents of Meadow Close.
- The development will jeopardise access to important community facilities on Chapel Lane.
- Concerns regarding flooding, water supply and drainage
- Money making at the expense of local people.
- Concerns regarding adequacy of parking, turning, loading and highway safety, especially in relation to the proposed Portsmouth Road entrance.
- Fencing should be erected to protect the garden of Turnpike Cottage
- Turnpike Cottage will be surrounded by the access road and carpark, creating noise disturbance.
- Loss of mature and ancient trees.
- Loss of rural area
- Increased flood risk
- Risk of vandalism
- Stress and fear for elderly residents
- Relocating the farm shop will mean residents won't walk into Milford centre to shop
- The parking area proposed for the Milford shops is too small.
- May result in loss of post office due to increased parking problems.
- Density too high
- The road speeds on surrounding roads should be reduced to 20mph.
- Does not create a new village centre or welcoming social space.
- No evidence of need for or viability of a business hub.
- The exact use of the healthcare hub is unclear
- Parking for the healthcare hub will result in noise disturbance for adjacent occupiers.
- An EIA should be submitted due to loss of habitat, archaeological potential and impact on heritage assets.

- The existing trees in the area proposed to be used as a village orchard should remain for biodiversity value.
- Adverse impact on listed buildings and the conservation area.
- No attempts to provide a diverse building vernacular which integrates with the existing historic and varied feel of the village.
- An independent panel should supplement the review of the case officer due to the major nature of the proposal and extent of expertise necessary.
- The submission indicates that the access adjacent to the timber yard will be used for construction, resulting in environmental pollution.
- Medium adverse landscape and visual impact on garden cottage, 8 Chapel Lane.
- Sufficient neighbour notification has not taken place.
- A Milford Pumas trainer advises that the pitches will be used throughout the evenings on week days with large numbers of pupils arriving at and leaving the site each hour. Eashing Lane is unsafe and unsuitable for this purpose.
- Combined with existing consented schemes at Aarons Hill, Milford Golf Course and Dunsfold, there will be an increase in use of the station.
- Eashing Lane is unlit.
- Football pitch lighting will cause light pollution.
- Flooding to Meadow Close will increase due to run off from the proposed farm shop car park.
- Bats are present on site and are a protected species.
- Will set a precedent for development of the green space between Milford and Godalming and go beyond the village boundary of Milford.
- The Eashing Lane area in Guildford Borough Council is a designated AGLV and is part of the historic Eashing Park which was laid out in the mid 17th century. The open, green character of this space would be lost.
- Lack of information regarding compliance with (then in Draft) Policies DM1 and DM2 of LPP2 with regards to heating and thermal efficiency.
- Traffic studies were conducted in lockdown when the traffic was light.
- The housing design is dreary.
- No attempt has been made to provide a mix of housing.
- The British Horse Society supports the inclusion of a green way/bridleway.
- The proposal contradicts public consultation in terms of access points.
- Construction traffic and pollution.
- Objection from Waverley Friends of the Earth.
- Does not comply with LPP2 Policy DM2. No target emission rate has been supplied and no details of compliance with building regs part L for individual buildings provided. There is therefore insufficient information regarding how the proposal will maximise energy efficiency and reduce carbon emissions. There is no information regarding how heating demands will be met. This is not suitable for a detailed application and permission should be refused in the absence of such information.
- Photo voltaics will be necessary to meet part L but their locations haven't been considered and the roof design of many proposed dwellings is unsuitable.
- Air source heat pumps would be necessary for the flat blocks, but these require fans which may result in noise disturbance to residents and adjoining occupiers.

- Does not comply with Policy DM1 as would not avoid exacerbating climate change and emission of greenhouse gases.
- The amended documents do not address concerns
- The proposal isn't viable
- Will lead to dust and damage air quality which will compromise health of existing residents
- There are sufficient grounds for an appeal should planning permission be granted.
- The applicant should be required to buy credits within the SANG adjacent to the area where SANG is currently proposed because it is reliant on footpaths within the adjacent SANG to meet SANG criteria.

The reasons for supporting the scheme outlined in the letter of support are:

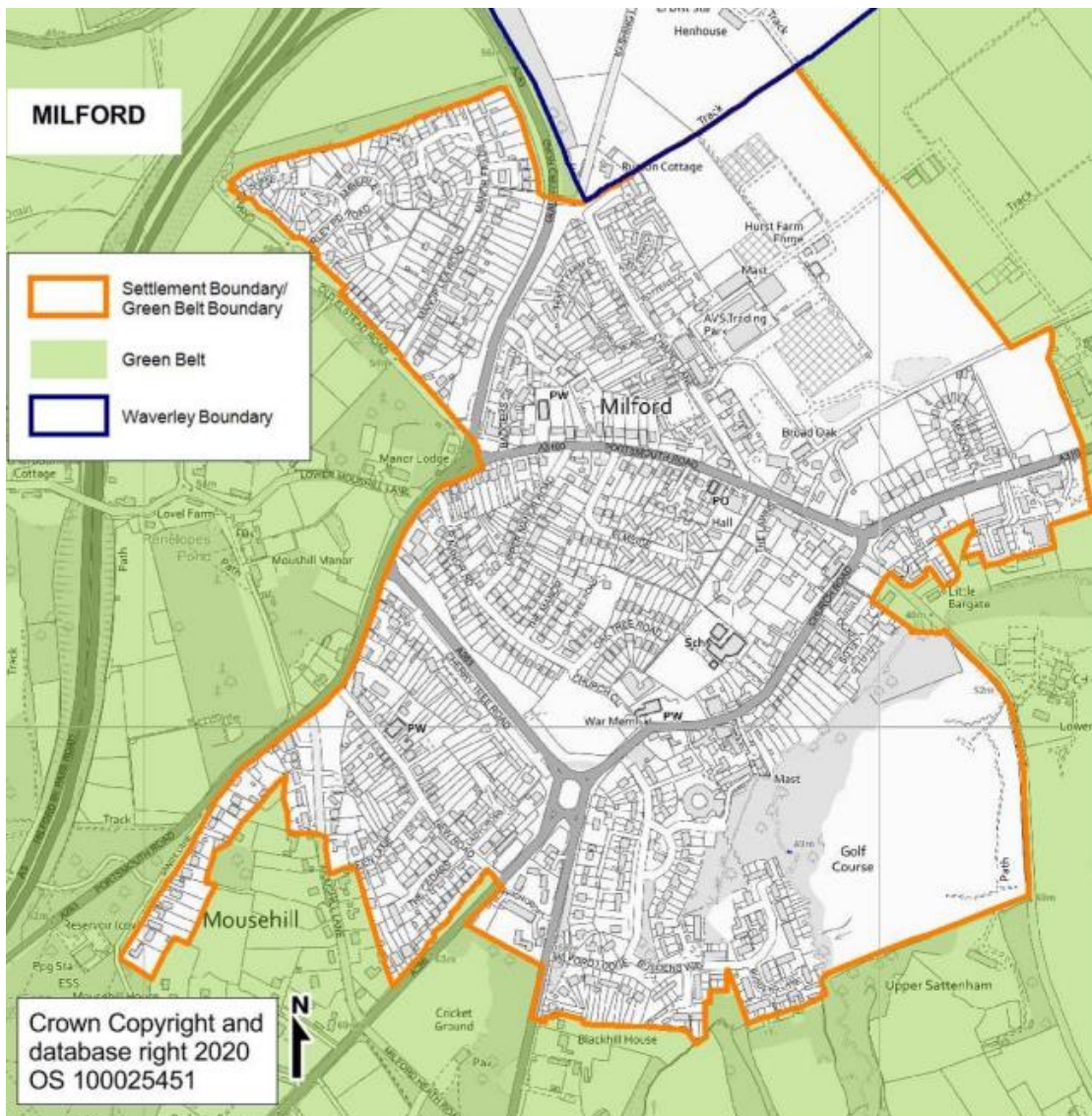
- The Witley and Milford Medical Partnership support the proposed healthcare hub and have a strong preference for the practice to relocate to this site.
- There is a pressing need to expand clinical services and meet the needs of a growing patient population.
- The existing GP practice building is at capacity with no option to expand on site.
- The patient participation group also supports the proposal.

9. Planning Considerations:

- The acceptability of the development in principle and impact on the green belt
- Housing mix
- The affordable housing provision
- Impact on character and appearance and setting of the AONB and Guildford BC area AGLV
- Impact on heritage assets including archaeology
- Impact on the residential amenity of adjoining occupiers
- Acceptability of living conditions for future occupiers, including playspace provision.
- Transportation considerations
- Flooding and drainage
- Impact on the Wealden Heaths SPA
- Biodiversity, including tree impacts and biodiversity nett gain
- The sustainability of the proposed development
- Air quality impact
- The overall planning balance

10. The acceptability of the development in principle

The settlement boundary plan for Milford (map 24) is provided below and shows the site including within the settlement with Green Belt beyond the boundary i.e. the site removed from the Green Belt.



Policy DS14 of the Local Plan Part 2 (LPP2)(2023) provides an allocation for the site. The Policy can be afforded full weight in decision making following adoption and, in combination with the Policies described above, indicates that a residential led development of the site is acceptable in principle.

The proposed land uses within the mixed use scheme are also important in principle consideration which is discussed below with detailed reference to LPP2 Policy DS14.

LPP2 Policy DS14 states that:

“Land at Secretts, Hurst Farm, Milford as identified on the Policies Map is allocated for 177 dwellings, alongside the provision of associated facilities including: the relocation of the existing farm shop and all other existing retail businesses, the creation of an area of public realm to create a centre for the village and community of Milford, the provision of a rural business centre, and the creation of new sports pitch facilities. The allocation of the Land at Secretts for a residential led mixed-use development is subject to the following:

- a) A holistic and integrated scheme for the whole site that maximises connectivity and delivers the necessary infrastructure and direct access into Milford village centre.
- b) The conservation and, where possible, the enhancement of the setting of the adjoining heritage assets, including the Milford Conservation Area and Grade II listed buildings.
- c) The protection and enhancement of existing trees, hedgerows and ponds which makes an important contribution to the character of the local area; including, the retention and enhancement of a mature tree belt on the north eastern boundary of the site.
- d) The provision of an appropriate landscape buffer including trees and hedgerows on north-western boundary of the site.
- e) The achievement of satisfactory detailed access arrangements to the development from Chapel Lane/Portsmouth Road and the A3100 Portsmouth Road.
- f) The provision of sustainable transport measures which may include on-site and off-site pedestrian crossing improvements, footways and cycle ways.
- g) The provision of publically accessible open space as part of the development.
- h) The demonstration that development will not have a likely significant effect on protected habitats sites, specifically including the provision of SANG or other mitigation measured deemed appropriate to avoid significant impact to the Wealden Heaths Special Protection Area (SPA). The undertaking of an independent design review throughout the planning process at pre-application, post submission and for any subsequent phase. The process needs to be agreed in writing with the Local Planning Authority, and representatives from the Local Planning Authority must be included within any design review process.
- i) Consideration should be given to completing a masterplan Supplementary Planning Document (SPD) for the site, this will cover all aspects but will ensure that the development provides the benefits to the wider community, including a new village focus and high quality sustainable development. The new development will incorporate a significant amount of public realm that will re-imagine the village centre of Milford. This will be a high quality space which will be pedestrian focused, provide key outside meeting spaces, reduce the prominence of the car and aid in the reduction of vehicle speeds along Portsmouth Road.”

The mapped area to which the Policy applies includes most of the current application site, but excludes the land in Guildford BC where the playing pitches are proposed. It also excludes the land within Guildford for which there is a separate application for the provision of SANG.

The acceptability of residential land use

The principle of residential development is acceptable through the allocation of the site with Policy DS14. However at 216 units, the current application proposal exceeds the policy allocation of 177 units by 39 units. This, therefore, represents a departure from Policy DS14. NPPF Paragraph 124 requires Local Planning Authorities to support the efficient use of land, taking into account need of housing and land availability, market conditions, the availability and capacity of infrastructure, the desirability of managing

the character of areas and the development of well designed spaces. Waverley has an identified housing land supply deficit and limited land availability for development given the significant environmental constraints of the AONB and internationally designated nature sites. The consideration is whether the level of development proposed can be accommodated in an acceptable way to deliver sustainable development.

The acceptability of health centre land use

The allocation under Policy DS14 does not require the provision of a new healthcare hub. However, Policy A1 of the Witley Neighbourhood Plan (WNP) states: "Proposals for the development of a new community healthcare hub will be supported where they are consistent with development plan policies." The proposal to provide this important infrastructure on the site is supported and represents a significant public benefit of the scheme. Witley and Milford Medical Partnership (a GP group) have written in outlining support for the proposal and stating that they have a strong preference to relocate to the site to expand their current provision.

The acceptability of new retail unit land use

With regards to the re-provided farm shop, it is noted that Policy DS14 directly requires this. The area of the proposed farm shop, however, exceeds that of the existing. The existing retail spaces (wine merchant, farm shop, butchers and café) have an area of 913m². The proposed farm shop and ancillary café and all ancillary offices etc has an area of 3217m² (excluding terrace seating areas). Local Plan Part 1 states TCS2 states that: "The retail role and function of the local centres of Farncombe, Bramley and Milford will be safeguarded and consolidated. Where planning permission is required, proposals which would harm or undermine the retail function of the centre by reducing its ability to meet its daily needs and/or detracting from its vitality and viability will not be permitted. Proposals for the provision of new small scale facilities will be supported, provided that they would support the vitality and viability of these centres and are appropriate to the role and function of the centre in the hierarchy." WNP Policy E1 states that "Proposals for the provision of new retail and service facilities will be supported, provided that they would support the vitality and viability of existing retail and service facilities within the Parish."

The local centres are not geographically defined in either LPP1 or WNP and in Milford the retail/local centre use is dispersed. However, there is an existing cluster of retail/town centre uses both on Chapel Lane near the existing farmshop and to the opposite site of Portsmouth Road near proposed location of the new farm shop. In this respect it is not considered that the vitality and viability of the existing local centre within Milford would be reduced.

There would be an increase in floor space and therefore consideration needs to be given to the potential impact of this additional retail floorspace on the vitality of designated town centre areas, including particularly Godalming, would be harmed. LPP1 Policy TCS1 seeks to locate retail development in accordance with a sequential

assessment with main town centre uses located in the town centres of Farnham, Godalming, Haslemere and Cranleigh. This is reflective of Paragraph 87 of the NPPF paragraph 90 requires the provision of an impact assessment where the retail provision exceeds 2,500m² and is not in accordance with an up to date development plan.

The applicant has submitted a Retail Assessment. This includes a sequential assessment which concludes that they “have not identified any other available and suitable sites within Milford to accommodate the proposal. We have also not identified any sites within and on the edge of Godalming town centre or Farncombe local centre. The only available sites in Godalming were too small to accommodate the proposal given they related to small shops or offices.” The statement also concludes that there will be no adverse impact in retail terms on Godalming or the local centre at Farncombe.

The conclusions of the submitted retail statement is supported by officers and the nature of the proposed use (as an existing farm shop, expanding and minimally relocating an existing established local business) it can be considered that the proposal would not harm the retail vitality of either the town centres of Milford. This element of the proposal is therefore acceptable in land use terms.

The acceptability of the proposed business hub in use class E

With regards to the proposed business hub, it is noted that the allocation requires the provision of a rural business centre. 533m² of use class E space is proposed within a conversion of the existing main courtyard farmshop complex. Floorplans are not available for this space but are recommended to be secured by condition. Use class E includes retail, restaurants and cafes, financial, professional and other commercial services, indoor sport and recreation, medical facilities, day nurseries, offices and light industrial purposes. These uses can reasonably be considered rural business centre uses. Detailed plans for the subdivision of the building could be secured by condition.

LPP1 Policy EE1 states that the Borough’s economic growth needs will be met by a number of means, including “promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural businesses.” WNP Policy E2 states that: “New employment development in the Business and B-Use Class should be proportionate to the size and employment needs of the neighbourhood area.” The NPPF notes that the sequential approach: “should not be applied to applications for small scale rural offices or other small scale rural development.”

Milford is identified within the Council’s development hierarchy in SP2 as a larger village. It acts as a local centre for surrounding smaller villages. It is considered that at 533m² the proposed space would not be overly large and would be commensurate with the size of the village. In this respect, the above Policies would be satisfied.

The acceptability of the proposed playing pitches in land use terms

Policy A5 of the WNP states that: "Proposals to develop new or improve existing play areas and recreation grounds in the Parish will be supported where they comply with development plan policies." The supporting text points to the playing pitch requirement of Milford Pumas. The inclusion of playing pitches within the proposal is supported in this regard.

Policy DS14 requires "the creation of new sports pitch facilities." The playing pitch provision are proposed on land within Guildford Borough Council jurisdiction. However, if the concurrent application at Guildford is granted planning permission, it is material that the requirements of the Policy would affectively be met, albeit outside of the designated site area. The recommendation to grant planning permission is subject to permission being granted for the Guildford application supported by a legal agreement ensuring that the playing pitches were publicly accessible at times when they are not needed for formal club activities. If planning permission is granted for this application then it is proposed that a Grampian condition is attached preventing residential occupation until the playing pitches are available for use by the public.

An area of public realm seeking to provide a new village centre to Milford, as required by the Policies would also be provided. The acceptability of this space is discussed further below.

Given all of the above considerations, it is therefore considered that the land use policy overall is acceptable.

11. Housing mix

Policy AHN3 of the Local Plan 2018 (Part 1) sets out the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the Waverley and West Surrey Strategic Housing Market Assessment (SHMA).

WNP Policy ND1 states that "Proposals for new housing should make provision for an appropriate range of different types and sizes of housing to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (WHNA)(April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned."

Given that the WHNA is both more contemporary and locally specific, it is considered to provide an appropriate base for the assessment of housing mix for the application. The mix requirements of the WHNA and as provided within the scheme are outlined in the table below.

Unit size	WHNA requirement (%)	Application proposal (No.)	Application proposal (%)
1 bed	16.5%	22	10%
2 bed	21.8%	54	25%
3 bed	31.5%	70	32.5%
4+ bed	30.5%	70	32.5%

Table to show unit size required within WHNA and as proposed.

The proportion of 1 bed homes, therefore, is below the requirement sought, whilst the proportion of other home sizes is slightly above the proportion sought. During the course of consideration of the application, the applicant has amended the housing mix in order to provide the required unit mix and spatial distribution of affordable homes. Given that the divergence from the WHNA requirements would be relatively minor, it is considered that the proposed housing mix is acceptable. The principle of WNP Policy ND1 is met, with slightly less 1 beds overall and more 3 and 4+ beds.

12. The affordable housing provision.

Policy AHN1 requires a minimum provision of 30% affordable housing. Policy ND2 of the WNP states that: "Proposals for affordable housing as part of wider new housing proposals should make provision for an appropriate tenure split to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned."

The application proposes the provision of 65 affordable units. This represents a provision of 30% of the total 216 units and complies with the requirement of AHN1.

The type and affordable tenure of these 65 units is described in the table below.

	First Homes	Shared ownership	Affordable rent	Social rent	Total
1BH	8	0	2	0	10 (15%)
1BF	8	0	4	0	12 (18%)
2BF	0	10	0	5	15 (23%)
2BH	0	0	0	9	9 (14%)
3BH	0	0	0	17	17 (26%)
4BH	0	0	0	2	2 (3%)
Total	16(25%)	10 (15%)	6 (9%)	33 (51%)	65

For affordable dwellings, the WHNA seeks a tenure split of 50% social rent, 20% affordable rent, 20% shared ownership and 10% starter homes.

The Affordable Housing SPD update document is informed by the latest evidence in the more up to date Waverley Housing Affordability Study 2021 and carries full weight as an SPD in decision making. It seeks 60% of affordable units as affordable dwellings for rent, 10% as shared ownership and 25% as first homes. Regarding the tenure of the affordable dwellings for rent, the document states: “The Council is committed to delivering Locally Affordable Homes that local workers and households on low incomes can afford. Social rents for households on the lowest incomes remain a priority for the Council and should be provided on new developments whenever possible. However, where this is not viable, affordable rents should be capped at 70% for 1 and 2 beds and 65% for 3 and 4 bed homes (including service charges) or the current Local Housing Allowance rate for the area; whichever is lower, in order to be affordable to local households.” (para 58).

Given the requirements of both the WHNA and the draft SPD the applicant has, through negotiation, provided the affordable offer described in the table above. The Council’s Housing Enabling Team have confirmed that the affordable bed size and tenure mix is acceptable. The provision of a high proportion of larger affordable units at social rents is supported. The offer will need to be secured in the s.106 agreement and the affordable rent caps on the 1 and 2 bedroom homes capped at 70%.

The spatial distribution of the proposed affordable units indicates 9 small clusters which are geographically dispersed throughout the development. This meets the requirements of the draft SPD and is fully supported by officers.

The proposal is therefore considered to comply with the affordable housing Policies described above and represents a key public benefit of the scheme.

13. Impact on character and appearance and setting of the AONB and Guildford BC area AGLV

Policy RE3 states that “New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.....The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.” The AGLV is also subject to commensurate protection to its local status within the Policy.

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 ND6 of the WNP states that: “Proposals for Major Development should integrate in a positive fashion with the existing built environment. In order to achieve

integration, proposals for major development should incorporate the following principles as appropriate to their scale, nature and location within the neighbourhood area: (a) Residential areas, including streetlights, signage, benches and bins. (b) Creation of new public rights of way (footpaths and cycle paths) connecting new development to the existing settlements by the most direct possible route. In particular, applicants must seek to ensure new developments contribute to the provision of safe pedestrian and cycle routes to schools, train stations and bus routes; (c) Creation of new areas of public open space on the land within development sites that is close to existing residential areas; (d) Creation of new play areas proportionate to the type and scale of development; (e) Creation of two or more vehicle accesses to the site, unless evidence shows that the creation of more than one access is not feasible, or would have negative highways implications; (f) Avoiding development over two storeys unless it can be robustly demonstrated with supporting evidence that it will not have a detrimental impact on views, streetscape or character of the local area, particularly within the Surrey Hills AONB. Generally, taller buildings should be located towards the centre of application sites and not on the site boundary; (g) Avoidance of excessive fencing, barriers or other means of enclosure that seek to separate new developments from existing built up areas; and (h) Use of similar street furniture to existing.”

Policy HC1 of WNP states that: “All development proposals should respond positively to the local landscape and seek to minimise any visual impact on the countryside. Development within the Surrey Hills AONB should conserve and enhance its landscape and scenic beauty. In order to minimise landscape impact, development proposals, including those sites allocated in the Development Plan, should: (a) Take account of topography when selecting the location of new development within sites, seeking to minimise visual impact; (b) Seek to retain historic boundary walls and hedgerows where feasible (including field boundaries); (c) Include new landscaping and planting that complements the existing landscape; (d) Consider the layout of buildings and open spaces to maximise opportunities for long distance views within and from sites.”

The following review considers the proposal against these policies in terms of landscape impact, layout, detailed design and landscaping.

Landscape impact

The site is located in close proximity to the AONB to the west. The part of the site within GBC area is designated as AGLV. These features indicate a landscape sensitivity and the impact on the setting of the AONB needs to be carefully considered.

It is noted that representations have raised concerns that the site and/or land to the north is proposed to become an extension to the AONB through the boundary review that is the subject of consultation. The AONB Boundary Variation Project Consultation Document was published in March 2023. This identifies the site within a wider parcel of land identified as candidate sub area EA 4a. Whilst an area of the south east of

Milford within the Enton Hills component is proposed to be designated as AONB, the application site is not.

The application is accompanied by an LVIA which states that “The site is visually well contained by the well wooded character of the area, by dwellings within Milford and Ockford Ridge, and by the numerous evergreen shelterbelts which divide the fields to the east. In the immediate vicinity of the site, however, while the trees and hedgerows along the north, south and west site boundaries provide some containment in summer, this is noticeably reduced during winter months, when the trees are out of leaf. Residents in dwellings along the site boundaries do have some views across the site, which include the large scale glasshouse, and other ancillary buildings, and also the adjacent trading park.....As a result of built form, intervening topography and vegetation, the AONB is considered to have a very weak interrelationship with the site, with the parts of the AONB which have any visual interrelationship with the site being located approximately 1.7km away.”(7.12).

With regards to the impact on the proposed scheme it goes on to state: “The wider LCA identified in the Surrey Landscape Character Assessment would experience Minor Adverse effects in the short and long term. Of the five LLCAs identified for this assessment, LLCA1 Milford Horticultural and Arable, in which the site is located, would experience Moderate Adverse effects in the short and long term, while the remaining areas would experience Minor Adverse or Negligible effects, in the short term, Minor reducing to Negligible in some cases as vegetation matures and reduces intervisibility with the proposed development.”

This supports the view held by officer's that, whilst the character of the site within the landscape would inevitably change as a result of residential use, this would not result in significant harm. The landscape impact is balanced against the need for housing and the relatively environmentally constrained nature of Milford.

The proposal would also result in some loss of rural character to Eashing Lane, given the creation of entrances and playing pitches (with the supporting SANG proposed within a separate application). This change is, however, considered acceptable in landscape terms given that the most rural areas of the site would be free from new buildings but this is a matter for Guildford to consider as part of the application submitted to that Authority.

The comments of the AONB Planning Advisor further support this view. Their comments state that: “In landscape terms the open flat parts of the site with its large greenhouses and intensive nursery planting has little landscape merit. I agree with the Landscape Visual Impact Assessment (LVIA). that owing to the topography of the site and surrounding area, the green landscaped buffer proposed adjacent to Eashing Lane, the heights of buildings being confined to mostly 2 storeys with a few two and a half storeys, the proposed development would have a negligible impact upon the protected landscapes. I consider therefore that the proposal does not conflict with Waverley Local Plan Policy RE3, Guildford Local Plan Policy P1 and Surrey Hills

Management Plan Policy P6. Provided this proposal avoids the development of the AONB sites indicated as possibilities in Local Plan Part 1, the proposal in principle is supported.”

It is therefore considered that the proposal is acceptable in accordance with Policies RE1 of LPP1 and HC1 of WNP.

Proposed layout

In land use terms, the layout is considered appropriate. The new public realm to be provided at the main access road to the site, near to the business hub and the healthcare centre is appropriately sited for integrating the development with the existing village centre. The link through from the new proposed farmshop area to the new proposed healthcare and business hub was incorporated into the scheme following advice received at design review panel. This results in good connectivity between the two areas which will also be beneficial to the users of the wider area.

The proposed layout of the residential buildings shows a series of outward facing perimeter blocks with good pedestrian and cycle permeability through the site. The provision of several areas of linked green spaces throughout the site is supported in design and visual terms, as is the retention of the existing pond area.

Overall, the layout arrangement is supported and demonstrates good design in accordance with the above stated Policies.

Detailed design

The detailed design of the proposed buildings in terms of impact on heritage assets is considered below.

With regards to the general visual acceptability of the design of the proposed new farmshop is considered to represent an appropriate response to the rural character of Milford. Whilst the building is large, the massing is broken up with a variety of features in order to present the appearance of a farm building courtyard range. Whilst the final materials would need to be secured by condition, the indicative use of materials, with significant areas of black stained timber cladding, is considered appropriate. The change of use of the existing farm shop to provide a business hub would allow the retention of the existing building of some historic and architectural merit within the Conservation Area, which is supported. The detailed elevations (i.e. the reserved matter of appearance) is not known at this stage for the healthcare hub. Appropriate detailing could be secured within the subsequent application.

With regards to the detailed elevational design of the proposed residential buildings, the scheme is considered to represent an appropriate variety of building forms. Whilst the design of the buildings could be more locally distinctive and appropriate to Milford, the overall design standards would be acceptable. The residential buildings would not

be overly prominent within existing street scenes. Whilst the three proposed blocks of flats would have three storeys and exceed the height stipulation of two storeys outlined in WNP Policy ND6, this is considered appropriate given that they would be centrally located within the application site and would represent an appropriate form for the provision of smaller units which are required to provide a diverse housing mix.

Whilst the applicant has provided a materials specification sheet, this is indicative only. Details of high quality, locally appropriate materials would need to be secured to come forward at condition stage. It is noted that the LVIA identifies this as an important mitigation for the landscape impact.

Overall, the proposal is considered acceptable with regards to the detailed design of the proposed buildings.

Landscaping

Landscaping and green areas would be provided throughout the site, which is supported. Full details of these areas, including planting schedules, would need to be submitted at condition stage in order to ensure high quality is achieved with these spaces.

It is noted that some details are provided with regards to the new public realm area onto Chapel Walk. The provision of this area is a crucial requirement of the site allocation (Policy DS14 of LPP2) and is very important for the integration of the development within the existing village, as well as fulfilling the role of creating a legible village centre. The indicative details indicate tiered planting areas adjusting for the change in level and open spaces where seating could be provided. The details are considered acceptable but further details will need to be secured by condition, alongside the provision of high quality hard landscaping materials and seating.

It is noted that WNP Policy A4 states that: "Green spaces created in support of new development, including Suitable Alternative Natural Greenspace (SANG), should be publicly accessible at all times and, where possible, conveniently located within sites in relation to existing built up areas and accessible by sustainable transport methods." It is, therefore, proposed that the legal agreement includes provision to ensure that both the new public realm at the mouth of the development and the new green spaces within the main site remain publicly accessible at all times. It should however be noted that the current application does not deliver the required amount of SANG. The applicants have gained planning permission for the change of use of land within Guildford Borough Council's administrative boundary which they will look to use as SANG to mitigate the recreational pressure resulting from this development. If planning permission is granted for this development a grampion style condition is proposed requiring that no dwelling is occupied until it has been demonstrated that SANG is available in perpetuity.

Overall, therefore, the proposal is considered acceptable in accordance with the above stated landscape and design policies. The landscape impact is acceptable. The layout, detailed design and landscaping are also considered acceptable.

14. Impact on heritage assets including archaeology.

The western part of the site, in the vicinity of the existing farm shop, is located within the Milford Conservation Area. There are also a number of listed buildings around the site, including in close proximity the Grade II Listed Turnpike Cottage.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Retained Policy HE3 of the Local Plan 2002 is afforded significant weight owing to consistency with the NPPF 2018. Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas. (Barnwell Manor Wind Energy Ltd v. East Northants DC, English Heritage and National Trust [2014] EWCA Civ 13). Policy HC2 of the WNP states that: "Development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess. Proposals that would cause substantial harm to or loss of a Listed Building will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. When considering the impact of a proposed development on the integrity or character of a listed building, great weight should be given to the conservation of its particular integrity, character and setting. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered."

Impact on Listed buildings

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. Paragraphs 193, 194, 195 and 196 of the NPPF are of particular relevance and are provided below:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application of the statutory duties within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Retained Policies HE3 and HE5 of the Local Plan 2002 are afforded significant weight owing to their consistency with the NPPF 2018.

The listed buildings/structures which are potentially affected are:

- Grade II listed building – Turnpike Cottage, Portsmouth Road
- Grade II listed building – Milford House, Portsmouth Road
- Grade II listed building – Dovecot in grounds of The Refectory, Portsmouth Road

Turnpike Cottage is a 16th century, timber framed, 4½ bay smoke bay house with subsequent alterations and extensions. The building is slightly set back from the street and has a well-defined boundary enclosing the site but is still a prominent feature within

the streetscene and marks entry into the CA from the north east. It is a good example of vernacular construction as the building reflects the materials, techniques and craftsmanship of its regional typology. The setting of Turnpike Cottage has significantly changed in the last 100 years from a small cottage on the main route to Portsmouth and London set within a rural setting to one with development either side. The application site, located immediately behind the cottage, is the last remaining direct connection to its rural setting.

Milford House is an elegant five bay house of red brick with Portland stone dressings in the Queen Anne style dating from 1730 with later extensions and a probably slightly later attic storey. It is the principal house of the village built for a successful merchant, Thomas Smith, and later became the home of the Webb family, squires of Milford. The interior was destroyed in a fire in 1983 and it was restored, as apartments, in 1990. Its significance relates to its aesthetic value from its polite architecture with the classical façade and use of stone banding, quoins and pediments creating a prominent appearance which departs from the more vernacular buildings in the area. And its historical interest as the building's form, layout and architecture is illustrative of past ways of living and grandeur within a rural setting.

The Dovecot is a 18th century timber framed granary which sits on nine staddle stones with black weatherboard cladding. Atop the hipped, plain-tiled roof lies central lantern with 3 tiers of nesting boxes under square domed roof and crowning weathervane. Its significance relates to it being a good example of a free-standing timber framed granary, which is a typical characteristic in farmsteads of large estates in the south east, and the addition of the dovecote and its historic interest due to its association with Milford House including how the wider estate developed and functioned.

The proposed farm shop and road will fundamentally change the character of the application site by Turnpike Cottage and thus removing the last remnants of the listed building's connection to its rural setting. The design of the farm shop, to reflect a traditional farmstead that has developed over time, does help reduce this harm but the car park and new road will result in significantly greater number of vehicle traffic movements to the rear of the listed building and lighting, both of which will be greater than a typical farmstead, detract from the listed building and urbanise its rear views, screening will only do so much to minimise this. Therefore, less than substantial harm is identified. Careful, informal, landscaping and lighting will help minimise this harm as much as possible.

Milford House can be seen from some places within the application site, therefore it is likely that the site and thus the proposal would be visible from the attic windows and impacting any long range views of its wider rural setting. However, it is considered that this has already been severely diluted/lost by the development at Meadow Close and no harm is identified.

The setting for the Dovecot, and The Coach House is considered to consist of the cluster of historic buildings surrounding them and the rural setting to the south east, the application site does not form part of this setting and therefore no harm is identified.

Impact on Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application of the statutory duties within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas.

WNP Policy HC3 states that: "Development in or within the setting of a Conservation Area should preserve or enhance the character of the Conservation Area by: (a) Retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area; (b) Ensuring the design of all development, within or adjoining Conservation Areas, is of a high quality and responds appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials; (c) Protecting open spaces and views important to the character and setting of the area;... Proposals that would cause substantial harm to a Conservation Area will not be supported unless it can be demonstrated that: i. the substantial public benefits gained would outweigh the loss of or harm to the heritage asset; and ii. there are no other available and suitable alternative sites outside the Conservation Area or its setting, which could accommodate the proposed development. When considering the impact of a proposed development on the character or appearance of a conservation area, great weight should be given to the conservation of its particular character and appearance. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered."

The Conservation Area (CA) is characterised by built form typical of a small rural settlement with a mix of historic houses for the gentry, labourer's cottages and farm buildings. The village was established and grew as a result of being enroute from Portsmouth to London before the A3 was built. This is demonstrated by the linear form of development along Portsmouth Road and Church Road, with a cluster of buildings historically being close to the junction. One of the key views noted within the Conservation Area Appraisal (CAA) is the view along Portsmouth Road as you enter the CA from the north east specifically the cluster of historical buildings: The Refectory, Turnpike Cottage and Milford House. The application site is, in the main, located outside of the CA forming part of the wider rural/agricultural setting, except for the realigned access and the outline portion of the application for the 'village hub' which is currently the Secretts Farm Shop (Hurst Farm). The farmshop is made up of two buildings, Black Barn a 20th century black weatherboarded barn with several unsympathetic alterations, and a group of c.18th/19th century single storey agricultural

buildings set around an courtyard (with some infill within the courtyard) an example of a traditional farmstead. These contribute to the significance of the CA by reflecting its agricultural origins.

The loss of Black Barn would be minimal, subject to the details of the building replace it. The retention of the courtyard will allow for CA's agricultural origins to still be appreciated. The proposal will require significant alterations to the infrastructure within the CA, but it would facilitate the removal of the existing car parking and its replacement with soft landscaping, which would be an improvement. The proposal will also introduce a new road within an identified key view, however, subject to landscaping this will not affect the appreciation of this view. Therefore, no harm is identified.

Archaeology

Paragraph 194 of the NPPF (2021) states that: "Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Therefore, given the large site area, the application is accompanied by an archaeological desk based assessment. The County Archaeologist has confirmed that the submitted document is comprehensive and that no pre-determination archaeological investigations are necessary. Appropriate evaluation and potentially mitigation can be secured by condition.

Buildings of local merit and non designated heritage features

The following building of local merit and non designated heritage features are considered of relevance to the heritage assessment of the proposal -

- Building of local merit (non-designated heritage asset) – Coach House (stables) at The Refectory, Portsmouth Road
- Non-designated heritage asset – The Refectory, Portsmouth Road
- Non-designated heritage asset – Milford Village Hall, Portsmouth Road
- Heritage Feature (non-designated heritage asset) – Milestone alongside Portsmouth Road on the corner of Turnpike Cottage

The Coach House (stables) is a 19th century stone faced building with red brick dressings in an H' shaped plan. The centre portion consists of three segmental-headed arches forming an open arcade with coach-house doors behind this. It is located within the complex associated with the Refectory public house but would have historically served Milford House. Its significance relates to its aesthetic value due to its architecture, which despite conversion, retains features which identify the building as

stables and its historic interest due to its association with Milford House including how the wider estate developed and functioned.

The stone carved milestone stands alongside the Portsmouth Road, an old highway which became a turnpike road in 1749, on the corner of Turnpike Cottage's fence and opposite The Refectory. It is a triangular type (Guildford Facet) which was erected by the Kingston & Sheetbridge, 1st District turnpike trust in the 19th century marking the distance from Portsmouth, Hyde Park Corner, Godalming and Liphook (with an OS benchmark). It is historically significant for not only marking the route of a former turnpike but for the measured survey work involved in its construction.

The Refectory is a group of agricultural buildings ingeniously converted by J.H. Fenning of Haslemere in the 1930s into a tearoom/antiques shop for the Sneyers of Milford House. It is considered a non-designated heritage asset due to its aesthetic value in a prominent location at the entrance to the CA from the north east, architecturally, as it is representative of its date with details imported from local demolitions domesticating the agricultural buildings, and historic interest due to its association with Milford House including how the wider estate developed and functioned.

Milford Village Hall was built in the 1930's in the surrey style by Baillie Scott. It is considered a non-designated heritage asset due to its architectural and historic interest having been designed by Baille Scott a leading figure in the arts and crafts movement and as a building which was at the heart of the village community for its commission as a Women's Institute building and for meeting the social and welfare needs of the village by accommodating many educational, social and leisure activities for people of all ages.

The setting for the Dovecot, and The Coach House is considered to consist of the cluster of historic buildings surrounding them and the rural setting to the south east, the application site does not form part of this setting and therefore no harm is identified.

The new road will not remove the milestone's ability to be appreciated as a feature of the turnpike road. Therefore, subject to details of landscaping, to ensure it will not be obscured or damaged by inappropriate planting, no harm is identified.

The proposal will introduce a new road directly opposite The Refectory. However, apart from its visibility from the road and forming part of a visually attractive cluster of historic buildings, its setting relates mainly to the former farm and rural backdrop to the south east. The new road will not remove any of the appreciation for this and therefore no harm is identified.

The proposal will require significant alterations to the infrastructure fronting Milford Village Hall but it would facilitate the removal of the existing car parking and its replacement with soft landscaping which would be an improvement. Therefore, no harm is identified.

Whether heritage harm is outweighed by the public benefits of the scheme

Whilst no harm is identified to any other heritage asset, moderate less than substantial harm is identified to the significance of the Grade II Listed Turnpike cottage due to development within its setting. This harm is proposed to be mitigated by recommended conditions, but would, to an extent, remain.

In accordance with the above stated legislation and policy requirements, the heritage harm should be afforded great weight and only accepted in the event that the public benefits of the scheme outweigh this. In this case, the public benefits of the scheme are considered to be significant. They include the provision of 216 dwellings, an improved shopping and ancillary dining facility for the village, 65 of which would be in an affordable tenure and many of which would be social rented housing which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm, playing pitches and a healthcare hub. Whilst the heritage harm is afforded great weight, it is considered in this instance that the public benefits of the scheme do outweigh this harm. The proposal is therefore considered acceptable in accordance with all of the above stated heritage policies and legislation.

15. Impact on residential amenity of adjoining occupiers

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

Policy ND7 of the WNP states that: “Development must avoid unacceptable harm to the amenity of existing and future occupants of nearby land, buildings and residences from overlooking, loss of daylight or sunlight or overbearing appearance.....”

Retained Policies D1 and D4 of the Local Plan 2002 seek to ensure development does not result in a loss of amenity to neighbouring properties. Policies D1 and D4 are given substantial and full weight respectively due to their consistency with the NPPF 2018.

In general terms, the built development proposed would not be in close proximity to existing residential properties. The proposal adjoins open farmland and green space to the sites north east and north west boundaries.

The proposed farm shop will adjoin squire's garden centre to the east and Meadow Close to the west. The proposed building and parking would be sited at a minimum 22m² from the rear boundary of Meadow Close properties, albeit with the new proposed access road in between. The farm shop would significantly intensify the use of this land which is currently open maintained green space. It would also potentially generate noise and disturbance due to parking, deliveries and use of the outdoor high level terraces proposed for the café. The access road would also generate a level of noise and disturbance compared to the existing use. However, as demonstrated by the

submitted noise assessment, it is not considered that the level of additional noise and disturbance would result in unacceptable noise conditions for the occupiers of Meadow Close. This view is supported by the Council's Environmental Health team who have recommended conditions to mitigate potential noise impacts.

The separation distance of the proposed building from the rear boundaries of Meadow Close properties of 22m is considered sufficient to prevent any harm by reason of visual overbearing or loss of light or privacy. It is not considered that a condition for screening of the proposed terraces is necessary given this separation.

The proposed healthcare building and parking area would adjoin Hylands, an existing detached dwellinghouse. The proposed parking could be set back from the boundary when a reserved matters application is received and the existing dwelling is set back within the serving curtilage. This, potentially combined with other mitigation if considered necessary at reserved matters stage, would prevent an unacceptable increase in noise levels experienced within this property. It is also considered that a satisfactory arrangement to prevent harm to this property by reason of overbearing, loss of light or loss of privacy can be achieved at reserved matters stage for this element.

The change of use of the existing farmshop courtyard range to business use would not adversely affect the amenity of the adjacent dwelling when compared to the existing use.

Whilst the site does adjoin dwellings located on the eastern side of Chapel Walk, the proposed development would be sufficiently set back from these in order to prevent adverse harm to these by reason of noise, overbearing or loss of light and privacy.

The site and area of proposed new dwellings would adjoin existing dwellings on Middleton Close and Potters Close to the north west. It is proposed that the new dwellings would be set back from the rear boundary of these properties by at least 10m at this point, with minimum building to building separation distances of 20m. Whilst the proposal does not relate to the provision of an extension to an existing dwelling, the advice in the Residential Extensions SPD is of use in the assessment of residential amenity. It states that: "The general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. These guidelines may be relaxed if the character of the immediate (area) suggests that lesser distances may be appropriate. This will be considered on a site by site basis by a Planning Officer." The window to window distance would therefore be marginally less than that recommended within the SPD and the distance to the rearmost part of the existing rear amenity spaces would be less than 18m. However, given the relatively high density of the existing dwellings, it is not considered that these separation distances would be out of character or likely to result in a harmful alteration of existing levels of mutual overlooking. This distance is, therefore, considered sufficient to prevent visual overbearing and loss of the light or privacy.

The proposal would therefore not result in unacceptable living conditions for the existing occupiers of adjoining sites and is acceptable in accordance with the above stated policies.

16. Acceptability of living conditions for future occupiers, including playspace provision.

Policy TD1 of the Local Plan (Part 1) 2018 states that Furthermore, this policy 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 and appropriate facilities for the storage of waste and private clothes drying facilities.

Policy ND7 of the WNP states: "All proposals for new market and affordable homes must demonstrate that they provide good levels of internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this, developments must: (a) Provide an area of external amenity space for each dwelling, that is commensurate to the surrounding area in terms of: i. Private ii. Useable iii. Secure iv. Conveniently located (b) Not expose new residents to unacceptable noise emissions in accordance with relevant Environmental Health Standards. Every flat or apartment should have some private amenity space (including balconies), which must be at least five square metres if it is private external space or three square metres if provided as a balcony. Balconies should have a minimum depth of 1.5m and width of 2m. Where a private garden is proposed for the exclusive use of a dwelling house it should be at least 10m deep and the width of the dwelling. Development proposals should be designed and located in a way which would avoid unacceptable harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk."

Policy DM5 of LPP2 requires developments to ensure that future occupiers are provided with adequate external and internal amenity space. This includes meeting the Nationally Described Space Standards (NDSS). With regards to external amenity space, it requires that where communal space is provided, this should be 20m² per dwelling or 15m² if the dwellings have balconies. Balconies should be at least 1.5m deep and 2m wide. The space must be private, useable, secure and defensible and appropriately located.

The NDSS would be met for all 216 units. A detailed table demonstrating this for each unit is provided below.

It is noted that the applicant has elected to describe the 'Upavon' dwelling type within their plot schedule as a 2B2P unit (i.e. with 2 beds and 2 bedspaces). However, the NDSS require that dwellings of two or more bedspaces has at least one double or twin bedroom, indicating that 2 bedroom units should have at least 3 bedspaces. The

largest bedroom within the 'Upavon' house type is 12m² and 3m in minimum width, indicating that it meets the criteria for a double bedroom. These dwellings are, therefore, considered in the table below as 2B3P units and, at 74m², exceed the minimum requirement of 70m² outlined in the NDSS.

Please note that in the table below the NDSS GIA requirement may vary for some sizes of units, dependant on whether the unit has one or two storeys.

PLOT No.	BED	GIA in M2	NDSS GIA requirement in m2	NDSS, incl bed sizes, met?	TENURE (P/D or A/H)
1	4B6P	128	106	Yes	Private
2	4B7P	144	115	Yes	Private
3	3B4P	90	84	Yes	Private
4	3B4P	90	84	Yes	Private
5	3B5P	101	93	Yes	Private
6	3B5P	101	93	Yes	Private
7	3B5P	101	93	Yes	Private
8	3B5P	101	93	Yes	Private
9	2B3P	74	70	Yes	Private
10	3B4P	90	84	Yes	Private
11	1B2P	59	58	Yes	First Homes
12	1B2P	59	58	Yes	First Homes
13	2B4P	113	79	Yes	Social Rent
14	2B3P	74	70	Yes	Private
15	2B3P	74	70	Yes	Private
16	2B3P	74	70	Yes	Private
17	3B5P	97	93	Yes	Social Rent
18	1B2P	59	58	Yes	Affordable Rent
19	1B2P	59	58	Yes	Affordable Rent
20	2B3P	74	70	Yes	Private
21	2B3P	74	70	Yes	Private
22	3B4P	90	84	Yes	Private
23	3B5P	103	93	Yes	Private
24	3B5P	124	93	Yes	Private
25	3B5P	120	93	Yes	Private

26	4B6P	128	106	Yes	Private
27	5B8P	175	128	Yes	Private
28	4B8P	143	124	Yes	Private
29	3B5P	120	93	Yes	Private
30	4B8P	143	124	Yes	Private
31	3B5P	124	93	Yes	Private
32	3B5P	103	93	Yes	Private
33	1B2P	64	50	Yes	First Homes
34	1B2P	51	50	Yes	First Homes
35	2B3P	62	61	Yes	Shared Ownership
36	2B3P	64	61	Yes	Shared Ownership
37	2B3P	62	61	Yes	Shared Ownership
38	1B2P	51	50	Yes	First Homes
39	2B3P	64	61	Yes	Shared Ownership
40	2B3P	61	61	Yes	Shared Ownership
41	1B2P	50	50	Yes	First Homes
42	1B2P	64	50	Yes	First Homes
43	1B2P	51	50	Yes	First Homes
44	2B3P	62	61	Yes	Shared Ownership
45	2B3P	64	61	Yes	Shared Ownership
46	2B3P	62	61	Yes	Shared Ownership
47	1B2P	51	50	Yes	First Homes
48	2B3P	64	61	Yes	Shared Ownership
49	2B3P	61	61	Yes	Shared Ownership
50	1B2P	50	50	Yes	First Homes
51	2B3P	74	70	Yes	Private
52	2B3P	74	70	Yes	Private
53	2B3P	74	70	Yes	Private
54	2B3P	74	70	Yes	Private

55	2B4P	113	79	Yes	Social Rent
56	2B4P	113	79	Yes	Social Rent
57	4B6P	110	106	Yes	Social Rent
58	4B6P	110	106	Yes	Social Rent
59	1B2P	59	58	Yes	First Homes
60	1B2P	59	58	Yes	First Homes
61	2B4P	113	79	Yes	Social Rent
62	2B4P	113	79	Yes	Social Rent
63	3B5P	120	93	Yes	Private
64	3B5P	113	93	Yes	Private
65	4B8P	155	124	Yes	Private
66	4B7P	138	115	Yes	Private
67	3B5P	103	93	Yes	Private
68	2B3P	74	70	Yes	Private
69	2B3P	74	70	Yes	Private
70	3B4P	90	84	Yes	Private
71	2B3P	74	70	Yes	Private
72	3B5P	113	93	Yes	Private
73	3B5P	124	93	Yes	Private
74	2B3P	74	70	Yes	Private
75	2B3P	74	70	Yes	Private
76	2B3P	74	70	Yes	Private
77	3B5P	120	93	Yes	Private
78	4B8P	143	124	Yes	Private
79	4B7P	144	115	Yes	Private
80	4B6P	128	106	Yes	Private
81	3B5P	103	93	Yes	Private
82	3B5P	103	93	Yes	Private
83	3B5P	113	93	Yes	Private
84	1B2P	59	58	Yes	First Homes
85	1B2P	59	58	Yes	First Homes
86	2B4P	113	79	Yes	Social Rent
87	2B4P	113	79	Yes	Social Rent
88	2B3P	74	70	Yes	Private
89	2B3P	74	70	Yes	Private

90	3B5P	113	93	Yes	Private
91	3B5P	124	93	Yes	Private
92	4B7P	144	115	Yes	Private
93	4B6P	128	106	Yes	Private
94	3B5P	124	93	Yes	Private
95	3B5P	103	93	Yes	Private
96	3B5P	120	93	Yes	Private
97	3B5P	124	93	Yes	Private
98	1B2P	59	58	Yes	First Homes
99	1B2P	59	58	Yes	First Homes
100	2B4P	113	79	Yes	Social Rent
101	2B4P	113	79	Yes	Social Rent
102	3B5P	103	93	Yes	Private
103	4B6P	128	106	Yes	Private
104	5B8P	175	128	Yes	Private
105	4B8P	143	124	Yes	Private
106	4B7P	144	115	Yes	Private
107	3B5P	113	93	Yes	Private
108	4B8P	143	124	Yes	Private
109	2B3P	74	70	Yes	Private
110	2B3P	74	70	Yes	Private
111	1B2P	64	58	Yes	Affordable Rent
112	1B2P	51	58	Yes	Affordable Rent
113	2B3P	62	61	Yes	Social Rent
114	2B3P	64	61	Yes	Social Rent
115	2B3P	62	61	Yes	Social Rent
116	1B2P	51	50	Yes	Affordable Rent
117	2B3P	64	61	Yes	Social Rent
118	2B3P	61	61	Yes	Social Rent
119	1B2P	50	50	Yes	Affordable Rent
120	3B5P	97	93	Yes	Social Rent
121	3B5P	97	93	Yes	Social Rent
122	3B5P	113	93	Yes	Private
123	5B8P	175	128	Yes	Private
124	4B8P	150	124	Yes	Private

125	3B5P	124	93	Yes	Private
126	3B5P	113	93	Yes	Private
127	2B3P	74	70	Yes	Private
128	2B3P	74	70	Yes	Private
129	3B5P	97	93	Yes	Social Rent
130	3B5P	97	93	Yes	Social Rent
131	2B3P	74	70	Yes	Private
132	2B3P	74	70	Yes	Private
133	3B5P	113	93	Yes	Private
134	3B5P	103	93	Yes	Private
135	5B8P	175	128	Yes	Private
136	4B7P	144	115	Yes	Private
137	4B7P	138	115	Yes	Private
138	4B6P	128	106	Yes	Private
139	3B5P	120	93	Yes	Private
140	3B5P	103	93	Yes	Private
141	4B6P	128	106	Yes	Private
142	3B5P	103	93	Yes	Private
143	3B5P	124	93	Yes	Private
144	2B3P	74	70	Yes	Private
145	3B4P	90	84	Yes	Private
146	3B5P	97	93	Yes	Social Rent
147	3B5P	97	93	Yes	Social Rent
148	3B5P	97	93	Yes	Social Rent
149	3B5P	97	93	Yes	Social Rent
150	4B7P	144	115	Yes	Private
151	3B5P	124	93	Yes	Private
152	4B6P	128	106	Yes	Private
153	3B5P	101	93	Yes	Private
154	3B5P	101	93	Yes	Private
155	3B5P	101	93	Yes	Private
156	3B5P	101	93	Yes	Private
157	4B7P	138	115	Yes	Private
158	3B5P	113	93	Yes	Private
159	2B3P	74	70	Yes	Private

160	2B3P	74	70	Yes	Private
161	4B6P	128	106	Yes	Private
162	3B5P	103	93	Yes	Private
163	4B7P	144	115	Yes	Private
164	3B5P	97	93	Yes	Social Rent
165	3B5P	97	93	Yes	Social Rent
166	3B5P	97	93	Yes	Social Rent
167	3B5P	97	93	Yes	Social Rent
168	3B4P	90	84	Yes	Private
169	2B3P	74	70	Yes	Private
170	4B8P	150	124	Yes	Private
171	3B5P	97	93	Yes	Social Rent
172	3B5P	97	93	Yes	Social Rent
173	3B5P	97	93	Yes	Social Rent
174	3B5P	97	93	Yes	Social Rent
175	4B6P	128	106	Yes	Private
176	4B8P	155	124	Yes	Private
177	4B7P	144	115	Yes	Private
178	4B8P	143	124	Yes	Private
179	4B7P	138	115	Yes	Private
180	4B8P	155	124	Yes	Private
181	4B7P	138	115	Yes	Private
182	4B7P	144	115	Yes	Private
183	4B6P	128	106	Yes	Private
184	4B8P	143	124	Yes	Private
185	5B8P	175	128	Yes	Private
186	4B8P	150	124	Yes	Private
187	3B5P	113	93	Yes	Private
188	4B7P	144	115	Yes	Private
189	4B6P	128	106	Yes	Private
190	4B7P	138	115	Yes	Private
191	3B5P	120	93	Yes	Private
192	4B7P	144	115	Yes	Private
193	4B7P	138	115	Yes	Private
194	4B8P	143	124	Yes	Private

195	4B6P	128	106	Yes	Private
196	5B10P	208	128	Yes	Private
197	5B10P	210	128	Yes	Private
198	5B9P	210	128	Yes	Private
199	5B10P	210	128	Yes	Private
200	4B8P	150	124	Yes	Private
201	4B7P	144	115	Yes	Private
202	5B8P	175	128	Yes	Private
203	4B7P	138	115	Yes	Private
204	4B8P	143	124	Yes	Private
205	3B5P	124	93	Yes	Private
206	5B10P	208	128	Yes	Private
207	5B10P	210	128	Yes	Private
208	5B10P	208	128	Yes	Private
209	4B8P	143	124	Yes	Private
210	5B9P	210	128	Yes	Private
211	5B10P	208	128	Yes	Private
212	4B8P	155	124	Yes	Private
213	4B6P	128	106	Yes	Private
214	2B3P	74	70	Yes	Private
215	2B3P	74	70	Yes	Private
216	4B7P	144	115	Yes	Private

With regards to amenity space, the vast majority of the proposed houses would be provided with an attached private garden of at least 10m over the width of the house (albeit with some irregular shapes as the perimeter block layout dictates.) One plot, number 20 would have a garden of only 8.5m and there would be a further 8 plots with smaller gardens. These 8 plots are within 4 pairs of the 'Winterbourne' house type which are one bed units and sit on corner plots attached to two bedroom units accessed via the perpendicular road. For each pair, one of the plots would not have direct access to a garden, but it would be in relatively close proximity beyond the other attached plot. Given that these are smaller units and represent a very small proportion of the 216 units proposed, it is considered that sufficient amenity space would be provided for the houses overall in general conformity with WNP Policy ND7.

The communal space provided for the three blocks of 9 flats each also needs to be considered. The usable, fenced off communal amenity space for each block (i.e. not that to the front of the dwellings or unusable sections to the side) would be 128m²,

145m² and 137m². All of the flats would have private balconies or patios and the communal amenity space requirement under LPP2 Policy DM5 would be 15m² per flat, or 135m² in total. Two of the proposed blocks would exceed this and the other would provide usable amenity space very close to this requirement. Policy DM5 also specifies that balconies should be at least 1.5m deep by 2m wide. All of the proposed balconies and patios would meet these dimensions. Overall, it is therefore considered that the external amenity space provision for the residential element of the scheme would be acceptable.

With regards to the provision of playspace, LPP1 Policy LRC1 states that: “The Council will encourage the provision of new open space, sports, leisure, and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the most up to date assessments. Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust standards as set out in Table 1.” This requires new development of over 200 dwellings to provide a Neighbourhood Equipped Area of Play (NEAP) of 1000m² with dimensions of 31.6 squared and 30m buffer zones to residential accommodation.

WNP requires that major developments provide “Creation of new play areas proportionate to the type and scale of development”.

The NEAP would be provided within the central green area. Whilst it would not be in the perfect square shape indicated in the policy, it is considered that it would be sufficiently wide at 24m, with 26m in length. The full 1000m² of play area necessary for a LEAP would be provided. A buffer zone of 30m would be maintained around the NEAP, albeit with two dwellings coming slightly within the area at 26m away from the NEAP boundary. It is not considered that this minor reduction in buffer distance would be likely to result in any quantifiably different impact on the dwellings in noise and disturbance terms. The NEAP is considered to be acceptable. A LAP of 100m² would also be provided to the back of the farmshop. The level and quality of playspace provision for the site overall is considered acceptable.

The proposal is therefore considered acceptable with regards to internal and external amenity space provision, as well as playspace provision. It is noted that all units would have good access to green space with the areas provided within the site and the proposed SANG to the north. The proposed playing pitches would also provide a significant sporting offer in close proximity. The proposed layout indicates that all units would have sufficient outlook and light and mutual overlooking avoided.

17. Transportation considerations

Policy ST1 of the Local Plan (Part 1) 2018 states that development proposals should seek to maximise opportunities for and encourage the use of sustainable transport. Both Waverley and Surrey have published guidance with regards to suitable levels of parking for new development.

WNP Policy T2 states that: “As appropriate to their scale, nature and location proposals for major development should: (a) Maintain the quality and convenience of pedestrian and cycle routes and introduce new features to enhance the quality and convenience of these routes; (b) Maintain and where practicable enhance safety for road users, cyclists and pedestrians; (c) Incorporate design features that manage the speed of traffic, appropriately reducing speeds in certain locations without causing congestions; (d) Provide good visibility splays (without signage obscuring visibility); (e) Allow for adequate turning space (where appropriate); (f) Be of a sufficient layout to prevent congestion at junctions e.g. through careful use of traffic management measures; (g) Be designed in a way that limits impact on traffic flow on existing roads; (h) Support emergency vehicle access at all times; (i) Support the convenient access of servicing and delivery vehicles; and be safely integrated with routes for pedestrians and cyclists. Improvements to existing road junctions to accommodate increases in traffic arising from new development are supported.”

WPN Policy T1 states that major development should improve the pedestrian and cycle environment, including where the opportunity exists, relating this to broader and comprehensive approaches to movement. Policy T3 requires new development to provide appropriate residential and visitor parking in line with Waverley Parking Guidelines (2013) and with 10% of spaces as visitor spaces. The Policy also requires non residential parking to be provided in accordance with Surrey County Council guidance and outlines support for proposals which increase parking capacity in the village centres. Policies T4 and T5 require major developments to be accompanied by a Transport Assessment (TA) and agreed Travel Plan. Policy T6 supports the provision of a cycling ‘greenway’ to Godalming and Guildford, whilst Policy T7 states that measures to improve accessibility to the transport network for those with limited mobility will be supported.

LPP2 Policy DM9 requires that development proposals meet a number of criteria to promote sustainable transport modes and patterns for all users of the Highway network.

With regards to parking, the submitted plot schedule indicates that 534 parking spaces would be provided in total, with 461 being external to garages and 46 visitor spaces provided. 488 of these would be allocated residential spaces, including within garages. The WBC Guildelines (required by WNP policy) require that different numbers of spaces are provided to serve new residential units dependant on both their location and their size. These are outlined in the table below in order to demonstrate requirements for the development.

Unit size	No proposed from plot schedule	Rest of Waverley standard	Resultant requirement
1B	22	1	22

2B	54	2	108
3B +	140	2.5	350
Total	216	n/a	480

The proposal would therefore meet the requirement for residential parking. In addition, 46 visitor parking spaces would be provided which represents 10% of the 461 external parking spaces which would be provided. This is in line with the requirement of WNP Policy T3.

The parking plan indicates that 49 parking spaces would be provided to serve the proposed healthcare hub. The submitted Transport assessment states that; *“The proposed doctors surgery and Rural Business Hub are both outline and therefore exact car and cycle parking provision will be confirmed within a reserved matters application.”* It is therefore presumed that the 49 spaces indicated would also include some provision for the rural business hub. The layout and appearance of this aspect of the development is reserved so this figure can only be taken as indicative at present. WNP Policy T1 requires non residential parking to be provided in accordance with Surrey County Council guidance The Surrey guidance identifies different requirements for C1 – residential institutions (i.e. hospitals) and D1 institutions (i.e. doctors practices and outpatient day facilities. Policy A1 of the WNP identifies a requirement for GP and outpatient facilities within Milford so it is presumed that the hub would fall within use class D1. The parking requirement for doctors surgeries is based upon the number of consulting rooms provided. Given that this is a matter of layout, which is a reserved matter, the proposal cannot therefore be assessed against the Surrey Guidance in full. The acceptability of the level of parking proposed would need to be assessed when all details are confirmed at reserved matter stage.

The proposed new farm shop would be served by 130 parking spaces accessed from Portsmouth Road. The provision would include 6 spaces suitable for wheelchair users. The applicant has based their assessment of the required parking on the gross floor area for the farm shop and associated servicing areas only (i.e the ground floor of the building, which has a GFA of 2050 sqm) This gives a parking requirement (maximum) of 146 spaces. The TA acknowledges that the proposed provision of 130 is below this, but argues that this is acceptable given the local improvements to walking and cycling between the site and the surrounding area, that would be provided as part of the overall development. The County Highway Authority Officer has informally expressed the view that the café is ancillary to the farm shop, and it is therefore reasonable to base the parking provision on the farm shop GFA which will be the main trip attractor. The site is in a highly sustainable location, easily accessible by sustainable modes of travel, and it is recommended that a Travel Plan would be secured by legal agreement to ensure that measures to encourage customers and staff to travel to the site by sustainable modes are in place. This view is supported by Waverley officers. Given all of these considerations, the proposal is therefore considered acceptable in this regard.

WNP Policy T1 outlines support for proposals which increase parking capacity in the village centres. The proposal would include 10 parking spaces near the main access to the development, including two spaces suitable for wheelchair users, which are identified as being allocated for those accessing local shops and services. This provision is supported.

The plans do not indicate any parking provision for the proposed business hub. The Surrey guidance for business uses states “A maximum range of 1 car space per 30 square metres to 1 car space per 100 square metres depending on location.” The footprint of the building proposed for change of use is 489m². The submitted Transport assessment states that; *“The proposed doctors surgery and Rural Business Hub are both outline and therefore exact car and cycle parking provision will be confirmed within a reserved matters application.”* The business hub would also be located centrally within Milford. It is therefore considered that the overall provision would be acceptable.

The plans show the provision of 30 parking spaces accessed from Eashing Lane adjacent to the new playing pitches which are proposed within Guildford Borough Council’s area. The Surrey guidance states that ‘Field sport clubs’ should provide “1 car space per 2 playing participants or individual assessment/justification.” The submitted transport assessment states that the number of spaces provided would exceed the 14 required to serve the 2 proposed 7 a side junior pitches with 28 players on pitch at any one time). The provision has also been increased in line with the requirements of the Milford Pumas following consultation with the applicant. This provision is therefore considered to be acceptable. The Highway Authority has considered this provision and found it acceptable, subject to a condition for a car park management plan to cover the worst case scenario with parking demand. This is recommended condition 55.

The Highway Authority have stated that: “Overall, it is considered that the applicant’s Transport Assessment provides a robust and realistic assessment of the impact of the proposed development on the local highway network. The assessment has addressed the transport requirements of the National Planning Policy Framework, specifically with regard to ensuring safe and suitable access for all people, maximising sustainable transport opportunities, and demonstrating that the residual cumulative impact of the development would not be severe. The proposed development will preserve or enhance highway safety, help manage traffic capacity and encourage the use of public transport, walking and cycling.”

Having regard to the comments from the County Highway Authority comments the proposal is therefore considered acceptable with regards to the above stated transport related policies.

18. Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 relates to flood risk management and states that development must be located, design and laid out to ensure that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere. The Policy also states that sustainable drainage systems (SuDS) will be required on major developments.

WNP Policy NE4 requires the provision and maintenance of SuDS.

The site is not within a zone which is identified as being at a high risk of flood. The EA have therefore confirmed that they do not wish to review the application. A Flood Risk Assessment has been submitted with the application given the scale of the proposal. This indicates that the site is in flood zone 1, indicating that there is not a risk of fluvial (river) flooding. The vast majority of the site is also in a very low risk area for surface water flooding, with a small area of higher risk adjacent to the Squires garden centre where the farm shop access road is proposed. However, suitable mitigation would be provided through the SUDS strategy. The report concludes that: "It is considered that the above measures and the development of the site will not result in any significant loss of floodplain storage and will not increase the risk of surface water flooding to existing parties within the vicinity of the site or downstream."

The LLFA have indicated that they have no objection to the proposal, subject to conditions.

The proposal is therefore considered acceptable with regards to flood risk and drainage.

19. Impact on the Wealden Heaths SPA

The site is within 2km of the Wealden Heaths buffer zone and would result in an increase in the number of people permanently residing on the site. Assessment and mitigation for the impact of the development on its integrity is therefore required. A separate planning application for SANG, on land immediately adjoining the site to the north, has been submitted to Guildford Borough Council. Natural England have confirmed that the SANG management plan for that application is acceptable. Guildford Borough Council have confirmed that they will take on management responsibilities for the SANG. Guildford officers have confirmed that the application for change of use to SANG will be subject to a legal agreement which makes provisions for the long term maintenance of the SANG. A planning condition is, however, required in association with this Hurst Farm main application to ensure that no occupation of any residential development on the site takes place before the SANG is provided.

It is noted that Natural England have confirmed that a SAMM (Strategic Access Monitoring and Management) contribution is not required as the site is not within the Thames Basin SPA buffer zone and a SAMM procedure has not been set up for development within the Wealden Heaths buffer zone.

An Appropriate Assessment has been completed and agreed by Natural England. Subject to the recommended condition, the impact of the proposal upon the SPA is considered acceptable.

20. Biodiversity, including tree impacts and biodiversity nett gain

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

WNP Policy NE3 requires that urban and rural biodiversity is protected and enhanced and requires that developments provide a biodiversity nett gain (BNG).

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 is accompanied by an Ecological Impact Statement and a Biodiversity Nett Gain (BNG) Assessment. The BNG assessment indicates that the scheme can achieve a 10% nett gain in accordance with LPP2 Policy DM1. This is supported and is recommended to be secured via condition.

An active bat roost has been identified within the existing 'black barn' which is proposed for demolition on the part of the site where the new healthcare facility would be provided. Details will not be finalised until an application comes forward for the detailed design of that building, but an alternative new bat loft would be provided. Surrey Wildlife Trust have confirmed that this is acceptable subject to appropriate details coming forward for a replacement bat loft at a later design stage.

Surrey Wildlife Trust have confirmed that the impacts on wildlife would be acceptable, subject to suitable mitigation being secured for SANG impacts and the imposition of conditions to prevent and mitigate wildlife harm.

Having regard to the information submitted and the consultation response from Surrey Wildlife Trust Officers consider that subject to conditions the proposal would be acceptable with regards to ecological matters.

21. The sustainability of the proposed development

Policy DM2 requires new development to meet part L of the building regulations in relation to heating and energy. The applicant has indicated that this will be met and provided a detailed Energy Statement. Further detail regarding compliance with the conditions would need to be secured by condition.

A condition is also recommended to ensure sustainable water use within the development, restricting this to 110l per head. Thames Water will also require an Infrastructure Delivery Plan as the network is not currently sufficient to serve more than 40 additional dwellings. It is recommended that this is also secured by condition.

A condition is also recommended to ensure that the development provides the highest speed broadband. The provision of Electric Vehicle Charging Points to serve each dwelling would also be secured is a requirement under Building Regulation and therefore does not need to be a condition.

The proposal is therefore acceptable with regards to the above sustainability policies.

22. Air quality impact

WNP Policy T4 states that the air quality impacts of major developments should be assessed at application stage.

The application is accompanied by an updated Air Quality Assessment. This determines that the predicted changes in NO₂, PM₁₀ and PM_{2.5} concentrations as a result of the operation of the proposed development are below the relevant air quality standards and the impact not significant. Furthermore, future occupants and users of the proposed development will not be exposed to poor air quality. The findings and conclusions are accepted by the Council's Environmental Health Team. It is therefore considered that the proposal is acceptable with regards to air quality impacts, subject to the recommended conditions of the Environmental Health Team.

23. The overall planning balance

The adoption of LPP2 Policy DS14 indicates that the principle of the development is acceptable. Whilst there will be some loss of landscape value in developing the site this is not considered to result in significant harm.

Moderate less than substantial harm to the significance of the Grade II Listed Turnpike Cottage has been identified, whilst it has been concluded that this harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme. Appropriate mitigation is available for the potential impact on the integrity of the Wealden Heaths SPA. A bat roost would be lost from an existing building to be demolished but appropriate mitigation could be provided in the form of a replacement bat loft. The proposal is considered satisfactory and neutral in all other regards, not resulting in other discernible harms.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include particularly the provision of 216 dwellings, 65 of which would be in an affordable tenure and many of which would be social rented housing

which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm, playing pitches and a healthcare hub. In addition, the Council has recently confirmed that, with a basedate of 20th February 2023, there is not a demonstrable 5 year housing land supply. This has the effect of engaging the ‘tilted balance’ described in paragraph 11 of the NPPF and indicating that planning permission should be granted unless the harms of the development significantly and demonstrably outweigh the benefits.

In the case of the current proposal, this is not the case and the benefits would substantially outweigh the identified harms (presuming that the outstanding issues identified above will be addressed prior to the committee meeting.)

24. Response to third party representations

The majority of the comments received are addressed in the body of the report above. It is noted that a representation has been received stating that the applicant should be required to buy credits within the SANG adjacent to the area where SANG is currently proposed because it is reliant on footpaths within the adjacent SANG to meet SANG criteria.

On this matter, Natural England have stated that: “ I do not have any comments on the question regarding the developer needing to pay into the adjacent SANG. We have given our approval for the Hurst Farm/ Secrett’s SANG design because the SANG capacity proposed meets the needs of the development being proposed. The SANG offers wider connectivity and enhances the already present SANG. However, it is not for us/ NE to comment on this query over payments towards the established SANG, this is for the current developer and the adjacent SANG operative to figure out between them.” The Guildford Borough Council SANG officer has also commented that the SANG guidelines do not require new SANG to pay into an existing SANG with which it would form a network.

Given that the SANG proposed in Guildford would provide the capacity to meet the needs of the proposed development, it is not considered that, in this instance, the Local Planning Authority should place a requirement on the developer to buy credits within an adjacent SANG scheme. However it is necessary for SANG provision to mitigate the impact of the development and therefore it will be necessary to impose a grampion style condition requiring the applicant to demonstrate SANG provision prior to first occupation of the first dwelling.

25. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan. As such, it is recommended that planning permission is granted.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to the completion of a legal agreement with Heads of Terms as indicated in the report and to a schedule of conditions as below or any amendments to the wording.

The proposed Heads of Terms for the legal agreement are:

- Provision of affordable housing
- Provision of health facility
- Maintenance of open space, landscaping and public realm
- Provision of PROW through the site
- Maintenance of SUDs and playspace
- Residential Travel Plan
- Farm shop Travel Plan plus monitoring fee for this and residential travel plan
- Car club scheme
- Sustainable travel vouchers for new householders
- Footway/cycleway to Franklyn Way (Indicative details have been submitted for the route of the link. A land ownership plan has been submitted by the applicant to confirm that they own all of the relevant land.)
- £20,000 for Portsmouth Road/Guildford Road/Old Elstead Road signalised junction optimisation
- £200,000 Milford Active Travel and Sustainable Transport improvements contribution
- Eashing Lane traffic calming measures and crossing (GBC area)

Conditions

1. Condition

The plan numbers to which this permission relates are:

1504 95; 51; 90-1; 90-2; 97D; 100-1 D; 100-2 D; 100-3 D; 101 D; 105 A; 106 A; 107 A; 108 A; 109 A; 98 C.

HT-UP-01A; 02A; 03A; 04A; As-01A; 02A; Sa-01; 02; Sa-Up-01B; 02 A; Sa-Up-x2-03A; 04; Ma-01A; 02A; He-01B; 02C; 03A; Lt-01A; 02B; Bu-01A; 02B; Go-01B; 02C; 03B; Lo-01A; 02A; Mn-01A; 02A; Dr-01C; 02C; 03B; Ki-01A; 02A; Lc-01A; 02A; Sc-02B; 03A; A-01; 02; Su-01B; 02; C-01B; 02C; 03A; Wi-2B-01B; 02B; Wi-2B-x2-03B; 04B; 05B; 06B; Wi-Ra-01A; 02; 2B-01B; 02B; Ra-01B; 02A; Wo-01A; 02.

6406-MJA-SW-XX-DR-C (all rev P3 unless stated) 001; 002; 003; 004; 005; 006; 010 P2; 011 P2; 030; 031; 040; 041; 101 P2; 102 P2; 103 P2; 104 P2; 105 P2; 106 P2; 150 P1; 201 P1; 202 P1; 500; 501; 502; 503; 750 P1; 751 P1.

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), Policy ND5 of the Witley Neighbourhood Plan (2020) and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

3. Details of the appearance, landscaping, layout and scale of the outline element of the development (being the healthcare hub and surrounding land shown on plan 1504 100-1 Rev D), hereinafter called "the reserved matters" shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

4. The application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

5. Prior to the commencement of the development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This shall identify the location of the phases and a programme for the implementation of the phases. The development shall be implemented only in accordance with the submitted phasing plan.

Reason: To assist with the delivery of the scheme in accordance with the objectives of the NPPF, 2021.

6. Concurrently to the submission of the reserved matters application, a floor plan for the proposed business hub and details of parking provision of the business hub, shall be submitted to the Local Planning Authority for written approval. The business hub shall be provided in full accordance with the approved details and shall not be occupied until the parking has been provided in accordance with the approved details.

Reason: To ensure that details of the use of this space are provided and are satisfactory in accordance with Policy DS14 of the Local Plan (Part 2) 2023.

7. The proposed new farm shop, located in the south eastern portion of the site adjacent to Meadow Close, shall be used only for food retail (with ancillary café function) and for no other purposes within class E.

Reason: To protect the retail vitality of Milford, accord with the site allocation and prevent uses for which the direct impacts have not been assessed. This is required in accordance with Policies DS14 of the Local Plan (Part 2) 2023 and Policy E1 of the Witley Neighbourhood Plan (2020).

8. Prior to the commencement of above ground works for each phase of the development, details of the proposed materials for use on the external elevations of all buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details should include samples and product specifications, and sections showing joining methods where cladding is to be provided. The development shall only be implemented in full accordance with the approved details.

Reason: To mitigate the landscape impact of the development, mitigate impact on heritage assets and provide a visually acceptable development that is appropriate within the context of Milford in accordance with Policies RE3, TD1 and HA1 of the Local Plan (Part 1) 2018, Policies ND5, ND6, HC1, HC2 and HC3 of the Witley Neighbourhood Plan (2020) and Policy DM4 of the Local Plan (Part 2) 2023.

9. No development within the area for each phase (approved in accordance with condition 5) shall take place until the applicant has secured the implementation of a programme of archaeological work for the area of that phase in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing. Once approved the development shall be completed in accordance with the agreed details. Should a need for further investigation be identified, this shall be carried out in accordance with a specification which has previously been approved and no development works in that phase area shall commence unless and until the Local Planning Authority confirms in writing that all archaeological works for that phase are fully satisfied.

Reason: To ensure that the archaeological value of the site is fully explored in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and paragraph 194 of the NPPF 2021.

10. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance 2 with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main. This condition is necessary to avoid potential adverse impact on local underground water utility infrastructure in accordance with Policy ND10 of the Witley Neighbourhood Plan (2020).

11. No more than 40 dwellings shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The details are therefore necessary in accordance with Policy ND10 of the Witley Neighbourhood Plan (2020).

12. Prior to the commencement of any works on site, including site preparatory works, demolition, and construction activities, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that (a) any Construction, Demolition and Excavation Waste (CD&E waste) arising from the development is limited to the minimum quantity necessary; and (b) opportunities for re-use and recycling of CD&E waste on the application site are maximised.

Reason: To minimise waste and comply with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

13. Prior to the first occupation of each building hereby consented, refuse and recycling facilities shall be provided for that building in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning

Authority. Areas identifies for refuse and recycling storage shall be retained for this purpose for the lifetime of the development.

Reason: To ensure the provision of appropriate waste facilities in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

14. No development shall take place within any phase of the development until a Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The plans can be part of a broader site Construction Management Plan but should detail all potential sources of particulate emissions and include appropriate mitigation measures, as detailed in the Air Quality Assessment (WSP; Project No.: 62261649; Nov 2022).

Reason: To prevent adverse air quality impact in accordance with Policy T4 of the Witley Neighbourhood Plan.

15. There shall be no burning of any waste or other materials on the site during the construction phase.

Reason: To prevent adverse air quality impact in accordance with Policy T4 of the Witley Neighbourhood Plan.

16. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a. An indicative programme for carrying out of the works
 - b. The arrangements for public consultation and liaison during the construction works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - e. the parking of vehicles of site operatives and visitors
 - f. loading and unloading of plant and materials
 - g. storage of plant and materials used in constructing the development
 - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - i. wheel washing facilities
 - j. measures to control the emission of dust and dirt during construction
 - k. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

17. The noise mitigation measures recommendation in the report entitled 'Land at Hurst Farm, Milford, Noise impact assessment' dated August 2022 shall be implemented on site in full.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

18. No construction activity which is audible outside the site boundary shall take place outside the following hours:- 08:00 – 18:00 Mondays – Fridays; 08:00 – 13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

19. No construction deliveries shall be taken at or dispatched from the site outside the hours of 08:00-18:00 Monday- Fridays, 08:00-13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

20. No floodlights or other forms of external lighting shall be installed on site without the prior permission in writing of the local planning authority.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

21. All deliveries to the proposed farm shop shall be conducted between 8am and 5.30pm Mondays to Saturdays and 10am to 4pm on Sundays.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

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

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

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include (i) All works to be undertaken (ii) Proposed remediation objectives and remediation criteria (iii) Timetable of works (iv) Site management procedures The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason: To prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

23. Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 22 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason: To prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

24. Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 22, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works: a) An investigation and risk assessment, undertaken in the manner set out in Condition 22 of this permission. b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 22. c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 23.

Reason: To prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

25. Prior to the commencement of development hereby approved full details of the proposed Neighbourhood Equipped Area of Play and Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the timescale for provision. Implementation shall be undertaken in accordance with the phasing plan to be submitted for approval.

Reason: To provide a satisfactory access to play opportunities in accordance with Policy LRC1 of the Local Plan (Part 1) 2018.

26. Prior to the first occupation of any dwelling hereby consented, a scheme to demonstrate that water use would not exceed 110l per person per day shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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

27. Prior to the commencement of above ground works on any residential phase of the scheme (as approved in accordance with condition 5), detailed final Target Emission Rate (TER) figures in accordance with Part L of the Building Regulations 2021 shall be submitted to the Local Planning Authority and approved in writing for each individual dwelling. The development shall only be constructed in full accordance with the approved details.

Reason: To demonstrate that the submitted energy statement will be adhered to and the proposal will comply with Policy DM2 of the Local Plan (Part 2) 2023.

28. 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 NonStatutory 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 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.4l/s/ha.
- 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- 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 from increased flood risk.
- 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.

The proposed SUDs shall be provided on site in full in accordance with the approved details.

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.

29. 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 surface water 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), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

30. No development shall commence for any phase above damp proof course level until a detailed landscaping scheme, including the retention of existing landscape features, has been submitted and approved in writing by the local planning authority for that phase. The landscaping scheme 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 and implementation programme. Any landscape that dies within the first 5 years from occupation shall be replaced with similar planting.

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 Policy DS14 of the Local Plan (Part 2) 2023.

31. Prior to the first occupation of the dwellings hereby permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

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

32. 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, Class B of that order, shall be carried out on the site without the written permission of the Local Planning Authority.

Reason: To prevent visual dominance and harm to the visual amenity and thereby to comply with the requirement of Policy ND6 of the Witley Neighbourhood Plan and Policy TD1 of the Local Plan (Part 1) 2018.

33. The proposed farm shop and ancillary dining facilities shall not be open to customers other than between the hours of 0800 to 1730 hours Monday to Saturday and 1000 to 1600 hours on Sundays.

Reason: To prevent noise disturbance in accordance with Policies DM1 and DM5 of the Local Plan (Part 2) 2023.

34. Prior to the first opening of the farm shop and ancillary dining facilities for use by customers, details of the proposed screening to be provided to the terraces/balconies shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be provided in full accordance with the approved details prior to the first use of the farm shop and ancillary dining facilities by customers, and retained at all times.

Reason: To provide a visually acceptable design and to prevent overlooking in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

35. Prior to the first occupation of each building/group of buildings hereby described, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating –

- That Secure By Design accreditation will be achieved for the residential element
- That Secure By Design accreditation will be achieved for all commercial elements (which for avoidance of doubt can be submitted individually for each building/group of buildings to prior to occupation of that building only)
- That a Park Mark accreditation is obtained for the Doctors surgery car park.
- That the emergency access point gate is to the LPS1175 SR4 standard.

The provisions necessary to meet the standard shall be provided in site prior to the first occupation of each building or within such other timescale as is approved in the submitted documents.

Reason: To ensure that safe spaces and buildings are created in accordance with Policy DM7 of the Local Plan (Part 2) 2023 and ND8 of the Witley Neighbourhood Plan 2021.

36. Prior to the first use of the farm shop by customers a landscaping plan for car park and new access road shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be provided on site in accordance with the approved timescales prior to the first use of the farm shop by customers.

Reason: To mitigate harm to the heritage significance of Turnpike Cottage by development within its setting in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

37. Prior to above ground works to construct the farm shop building drawings to a scale not smaller than 1:5 fully describing the roof details shall be submitted to and

approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details which should include sections through: - roof ridges - hips - eaves - verges - flat roof perimeters

Reason: To mitigate harm to the heritage significance of Turnpike Cottage by development within its setting in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

38. Prior to the first occupation of each phase of the development approved in accordance with condition 5 of this consent, a report confirming that a biodiversity nett gain of 10% or more has been achieved for that phase shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity nett gain shall be provided across the scheme in accordance with the Technical Note Biodiversity Nett Gain by AA Environmental Report Reference 173221, dated February 2023.

Reason: To provide an appropriate biodiversity nett gain in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

39. No development shall commence apart from enabling works (demolition, services/utilities, haul road construction, compound set up) unless and until the Farm Shop vehicular and pedestrian/cycle site access onto the A3100 Portsmouth Road has been constructed, in general accordance with Icen Drawing No. 01 Rev J, and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently retained.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

40. The farm shop shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked, for the loading and unloading of delivery vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading/unloading area, and turning areas shall be retained and maintained for their designated purpose.

Reason: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

41. The healthcare facility shall not be first brought into use unless and until space has been laid out within the site in accordance with a scheme to be submitted to and

approved in writing by the Local Planning Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

42. No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling, in accordance with the approved plans.

Reason: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

43. Prior to commencement of the development a scheme detailing the type of secure cycle parking for: • houses (to include dedicated independently accessible cycle stores for houses without garages and a standard three-point plug socket for charging e-bikes). • flats (communal cycle storage for flats should be provided with enough standard three-point plug sockets to enable 20% of spaces to be used for the charging of e-bikes). • visitor cycle parking for residential and non-residential land-uses. shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then provide an example of the arrangement and plans for cycle parking provision for one of each house type for discharge before 1st occupation of each house type, and prior to the non-residential land-uses being first brought into use/opened for trading.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1, T2 and T6 of the Witley Neighbourhood Plan (2021).

44. The development hereby approved shall not be first occupied unless and until a scheme detailing the provision of uncontrolled pedestrian crossings at all junctions on the main spine loop road, including crossing points to enable pedestrians to walk from one side of the spine road to the other, has been submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved scheme.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

45. The development hereby approved shall not be first occupied unless and until a scheme detailing the surfacing material and the surface water drainage strategy for the 3.0m wide shared footpath/cycle paths within the site, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved scheme.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

46. 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 zones (f) HGV deliveries and hours of operation (g) vehicle routing (h) measures to prevent the deposit of materials on the highway (i) before and after construction condition surveys of the highway and a commitment to Fund the repair of any damage caused. (j) measures to prevent deliveries at the beginning and end of the school day (k) 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 encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

47. No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

48. Prior to the Farm Shop being first opened for trading a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Site deliveries and servicing shall thereafter be carried out in accordance with the approved plan.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

49. Prior to the commencement of the development including the demolition of any building or felling of any tree with an identified bat roost, a detailed bat mitigation strategy including
- location of 'bat loft' for the impacted bat roosts
 - a Sensitive Lighting Management Plan and
 - a habitat connectivity map and plan showing the retention/enhancement of important habitats for bats,
- shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be provided in full accordance with the approved documents within such timescales as are identified within it.

Reason: To mitigate potential harm to bats in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

50. Prior to the commencement of the development a Landscape and Ecological Management Plan (LEMP), to include habitat enhancement for birds and demonstration of compensation for hedgerow loss, shall be submitted to and approved in writing by the Local Planning Authority. All measures identified within the approved documents shall be carried out in full in accordance with the timescales identified within it.

Reason: To prevent and mitigate harm to features of ecological value in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

51. Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP), to include:
- Pre-commencement site survey and good practice construction measures for badgers
 - Consideration of nesting birds
 - Precautionary measures and soft felling for impacted trees with low bat roosting potential
 - Precautionary method of working for reptiles,
- shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in full accordance with the approved details.

Reason: To prevent and mitigate harm to features of ecological value in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

52. No dwelling within the proposed development shall be occupied unless and until the SANG proposed within application 21/P/02674 to Guildford Borough Council has been delivered in full.

Reason: To mitigate the impact due to increased recreational pressure of the development upon the Wealden Heaths Special Protection Area in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

53. No dwelling within the proposed development shall be occupied unless and until the Sports pitches within application 22/P/01409 to Guildford Borough Council have been delivered in full.

54. Reason: To ensure that the creation of new sports pitch facilities is made in accordance with Policy DS14 of Local Plan (Part 2) 2023. Prior to first occupation of any dwelling hereby approved details of the SANG provision shall be submitted to and approved by the local planning authority. These details shall include full information relating to how the land will be retained and maintained in perpetuity as SANG

Reason: Without the provision of appropriate SANG the proposal (in combination with other projects) would have a likely adverse effect on the integrity of the Wealden Heaths Special Protection Area in that it is now widely recognised that increasing urbanisation of the area round the SPAs has a continuing adverse effect on the interest features, namely the Nightjar, Woodlark, Dartford Warbler, the three internationally rare bird species for which they are classified. Accordingly, the provision of appropriate SANG is necessary for the planning authority to be satisfied that Regulation 64 of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations) applies in this case, and that the proposal complies with Policies NE1 and NE3 of the Local Plan Part 1 (2018).

Informatives

1. Demolition of a building with a bat roost is proposed. This work must only be undertaken in full accordance with a licence which has previously been obtained from Natural England for the works
2. 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 7 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
3. '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.

4. 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.
5. 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.
6. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
7. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
8. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
9. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
10. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will

require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

11. 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).
12. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
13. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
15. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
16. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:

<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>

17. 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.
18. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
19. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
20. With regards to working near the strategic water main, please read Thames Water's guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Waters pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
21. Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (i.e. Sprinklers, Water Mist etc.) as part of a total fire protection package to:
 - protect life;
 - protect property, heritage, the environment and our climate;
 - help promote and sustain business continuity; and
 - permit design freedoms and encourage innovative, inclusive and sustainable architecture.The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens.

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Agenda Item 7.2

WA/2023/00905 – Application under Regulation 3 for external alterations to existing building for use as a GP Surgery & Pharmacy; alterations include erection of entrance canopy, alterations to elevations, installation of louvres and PV panels to roof and alterations to existing car park. at WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

Applicant: Mr Adam Holt - c/o Waverley Borough Council
Parish: Farnham CP
Ward: Farnham Castle
Grid Reference: E: 484220
N: 146761
Case Officer: Tracy Farthing
Revised Neighbour Notification
Expiry Date: 03/08/2023
Expiry Date/Extended Expiry Date: 09/06/2023
Committee Meeting Date: Planning Committee 23/08/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Site Description

The application site is located on the corner of the junction of South Street and Union Road, Farnham. The building is a 3 storey masonry property, originally constructed to accommodate offices. The site is located in the town centre where there is a mixture of commercial and residential properties.

2. Proposal

The application is submitted under Regulation 3 and seeks permission for external alterations to existing building to enable use as a GP Surgery & Pharmacy. Under recent changes of the Use Classes Order includes former B1 (Office Use) within Class E which includes Doctors Surgery accordingly there is no change of use.

Alterations include:

- The erection of entrance canopy on the northwestern elevation
- Alterations to elevations, including the removal of 1 door on the northwestern elevation, the removal of 1 door on the northeastern elevation, the addition of 1 door on the Southwestern elevation and the replacement and enlargement of a door on the south eastern elevation.
- installation of louvres and
- The installation of PV panels to roof and
- Alterations to existing car park to provide 17 parking spaces, 10 cycle spaces, 2 cycle lockers and motorcycle parking.

3. Relevant Planning History

Reference	Proposal	Decision
WA/1995/0544	Erection of an extension.	GRANT 22/06/1995
WA/1993/0119	Occupation of premises without compliance with condition 4 of WA87/0258 (occupancy restriction) or condition 1 of WA90/0024 (restriction to size of individual office suites) (revision of WA91/1725).	GRANT 03/03/1993
WA/1991/1725	Occupation of premises without compliance with condition 4 of WA87/0258 or condition 1 of WA90/0024.	REFUSE 14/04/1992 16/03/1993
WA/1990/0025	Occupation of premises without compliance with Condition 4 of WA87/0258 (local user) (as amplified by letter dated 30/3/90).	GRANT 26/04/1990
WA/1990/0024	Occupation of premises without compliance with Condition 4 of WA87/0258 (as amplified by letter dated 30/3/90).	GRANT 26/04/1990
WA/1989/1028	Construction of first floor link to office buildings.	GRANT 25/07/1989

Reference	Proposal	Decision
WA/1986/0283	Erection of two and three storey buildings to provide offices, with associated parking, on a cleared site	GRANT 19/02/1987

4. Relevant Planning Constraints

Developed Area of Farnham
Town Centre – Farnham
Thames Basin Heaths SPA 5km Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
AQMA
Flood Zone 2
Ancient Woodland 500m Buffer Zone

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, CC1, CC2, TCS1
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP12, FNP16, FNP 23
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM13, DM26, DM27
- South East Plan: Saved policy NRM6

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Farnham Design Statement (2010)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Farnham Council	Town	No objection
Environmental Health		No objection subject to conditions
Surrey Authority	Highway	No objection subject to conditions

Lead Authority	Local Flood	No objection
Environment Agency		Standing Advice – No objection

7. Representations

18 letters from 15 addresses have been received raising objection on the following grounds:

Highways/ parking arrangement

- Increase in traffic movements and the associated noise, disturbance and inconvenience to nearby residents.
- Concern over the specific location of the pharmacy drop-off and deliveries as Weyside is a narrow Road with existing problems of parking and congestion.
- GP and Pharmacy users will park in residents' spaces increasing congestion.
- Concern raised over pedestrian safety arising from lack only a single narrow footpath on Weyside, on the opposite side of the road than the pharmacy.
- Vehicular turning has not been adequately addressed and would lead to congestion and safety issues.
- There is no right of way over Weyside for Wey Court East

Other matters raised

- Solar panels appear dominant
- Anti-social behaviour
- Impact upon the view of 13, 14 (and others) The Bridge, South Street arising from the installation of solar panels – devaluation of property as a result

Note: Many of the letters of objection support the general plan for a GP surgery and Pharmacy.

1 neutral letter has been received stating:

- General support for the relocation and modernisation of the GP practise from Downing Street but concern raised regarding the proposed vehicular parking and drop-off strategy and the impact upon existing residents of The Bridge.

8. Planning Considerations:

9. Principle of development

The application proposes alterations to the using existing office accommodation to accommodate a community facility in the form of a doctors surgery. Local and National policy promotes a positive approach that reflects the presumption in favour of sustainable development.

.Policy EE2 seeks to protect existing employment sites which include all existing employment sites within the B Use Classes. However due to the changes in the Use Class Order planning permission is not required for the change of use.

10. Background and need

The current Practice facility is located at 4 Downing Street in a leased Grade II listed building. The practice serves a patient list of around 15,000.

The Downing Street premises currently provides 500 sqm on three floors. Occupying a listed building means spaces are not satisfactory for modern healthcare needs and the building limits accessibility and potential to remodel for optimum use of the building. With the increasing range of services offered locally in healthcare there is a need for more flexible space. In parallel the pandemic has proven the need to adapt and flex accommodation to support the stringent needs when needed and must be considered in future proofing of facilities to benefit the community.

For a facility built to the current healthcare guidance (NHS Health Building Notes) the building should be providing around 1100-1200m² of core accommodation and also factor in future proofing for increased population and also the increased level of services offered at a local level.

11. Design and impact on visual amenity

The application site is located in Farnham Town Centre, a mixed use area characterised by a variety of building types and uses. The existing building has been used as office space and was originally constructed for this use.

The plans demonstrate minimal external changes to the elevations, none of which would give rise to visual harm to the host building or streetscene. Photovoltaic panels would be mounted on the roof of the building fronting Union Road. They would be visible from longer views but not highly visible from the street level due to the angle of sight. Officers do not consider that the photovoltaics would be harmful to the streetscene, particularly when considering that benefits that arise with such apparatus.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policy DM4 of the Local Plan (Part 2) 2023.

12. Impact on residential amenity

The proposal involves modest changes to the exterior of the existing building limited to the omission, relocation, and enlargement of 4 fenestrations. These elements are not considered to negatively impact residential amenity

The proposal additionally seek the installation of photovoltaic panels to the roof of Wey Court East. The location of these have been highlighted by residents of 13 and 14 The Bridge, South Street, who express concern over the impact upon the views over the top of the existing building and further across Farnham. The photovoltaic panels proposed would be fixed to a rail system and would be elevated from the flat roof by a distance of approximately 1.25m (measurement from scaled plans). The distance minimum distance that the panels would be from either forementioned property would be in excess of 21m. At this distance it is not considered that the photovoltaic panels would appear as overbearing and whilst it is noted that they would be visible to nearby residents, the outlook from any property would not be significantly impacted upon to result in an overall poor outlook or unacceptable level of harm. It is noted that the Council Residential Extension SPD, at Paragraph 8.2 states "...the right to a view is not a material planning consideration...".

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review) and retained Policy DM5 of the Local Plan (Part 2) 2023.

13. Highways and Parking

This application proposes the relocation of Downing Street Practice and conversion of a former office building to accommodate the relocated GP facility. The site will be accessed via Weyside and Union Road.

The County Highway Authority deem that the on-site staff parking provision is acceptable, and that the provision of two disabled bays meets requirements, therefore condition 1 of the formal written response has been worded accordingly. There will be no patient drop off facility at the site, and, like the existing GP facility, patients will use public car parking facilities when travelling by car. Barriers to access the parking area will be for staff entry only, therefore the County Highway Authority is satisfied that the proposal will not result in a significant increase in vehicle movements associated with the site when compared with the existing office usage. It should be noted that planning permission is not required to use the building as a doctors surgery and accordingly there can be no objection to any traffic associated with the doctors surgery.

From discussions with the applicant, the County Highway Authority understands that consideration has been given to the potential of providing an additional vehicle barrier on Weyside. While the desire for controlling access to the site is understood, it is considered that such a barrier would result in a risk of vehicles queuing back onto the public highway or reversing out onto the public highway and this measure is therefore not supported by the County Highway Authority.

As planning permission is not required to use the building as a surgery matters relating to traffic generated by the doctor's surgery can not be the subject of conditions.

14. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposal relates to an existing building and therefore the scope of sustainable measures are limited. Nonetheless a number of measures have been included below:

- Photovoltaics on the roof
- Air source heat pump system
- Upgrading thermal fabric and windows
- LED lightbulbs on PIR motion detectors

Given that the building can be used as a doctor surgery without the need for planning permission these measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

In light of the above, the proposed development would accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1 and DM2 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

15. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Plannignand Compulsory Purcahse Act 2004.

2.Condition:

The plan numbers to which this permission relates are: ADP-00-00-DR-A-0800 Rev D2P1, ADP-00-02-DR-A-0902 Rev D2P1, ADP-00-02-DR-A-1002 Rev D2P4, ADP-00-03-DR-A-0903 Rev D2P1, ADP-00-03-DR-A-1009 Rev D2P2, ADP-00-00-DR-A-0803, ADP-00-00-DR-A-0900 Rev D2P2, ADP-00-00-DR-A-1000 Rev D2P7, ADP-00-01-DR-A-0901 Rev D2P1, ADP-00-01-DR-A-1001 Rev D2P4, ADP-00-XX-DR-A-0905 Rev D2P1, ADP-00-XX-DR-A-1010 Rev S2P2 and ADP-00-00-DR-A-0802 Rev S2P3 . 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.

3. Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building(s).

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 Policy DM1 of the Local Plan (Part 2) 2023

4. Condition:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall not be occupied unless and until at least 50% of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply), and the remaining spaces are provided with a passive connection, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023.

Informatives:

1. Best Practice Measures (as detailed in the Council's Construction Code of Practice for Small Developments in Waverley) shall be employed to minimise the emission of dust during the demolition and construction phases.
2. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
4. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer

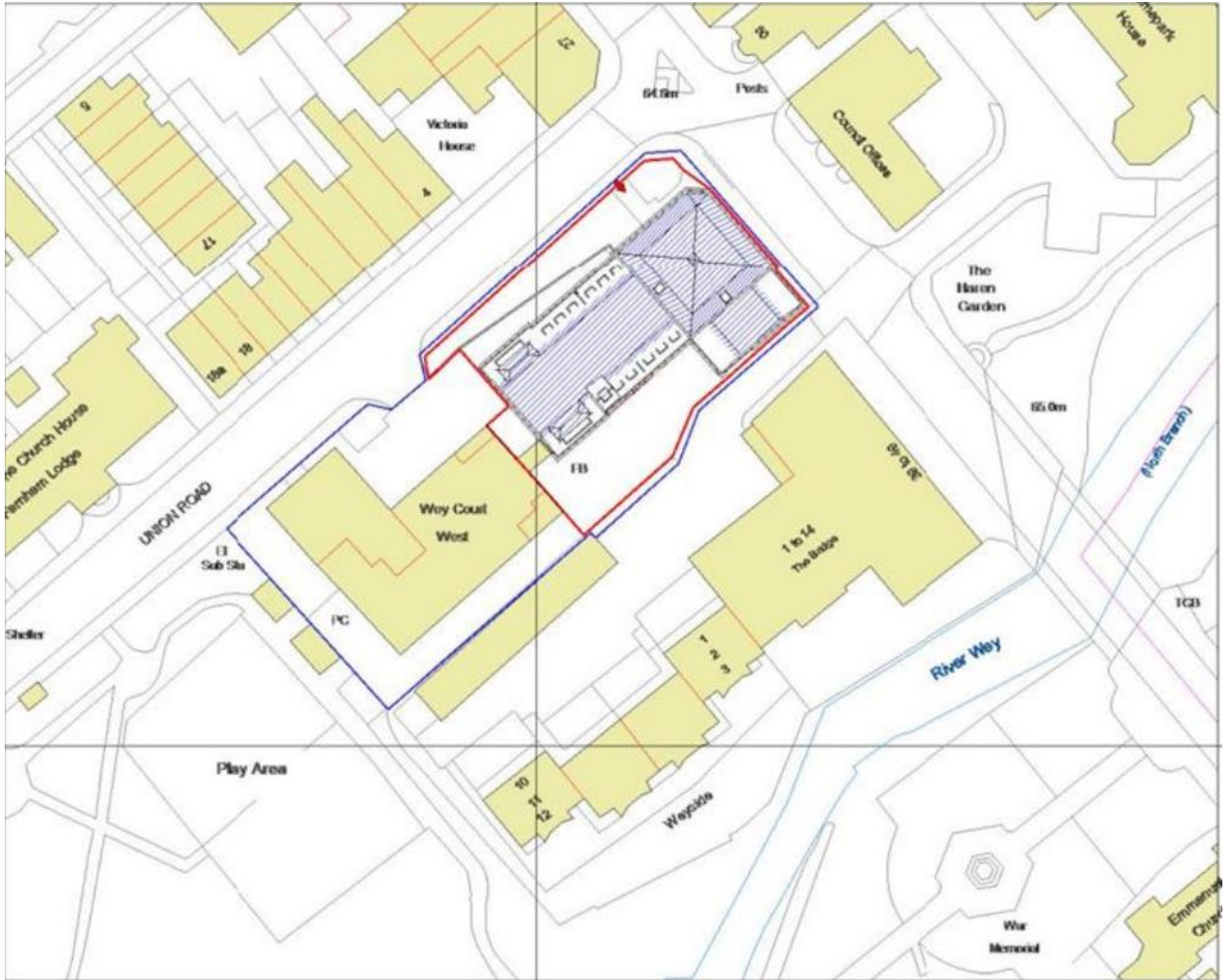
than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

5. 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

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 2021.

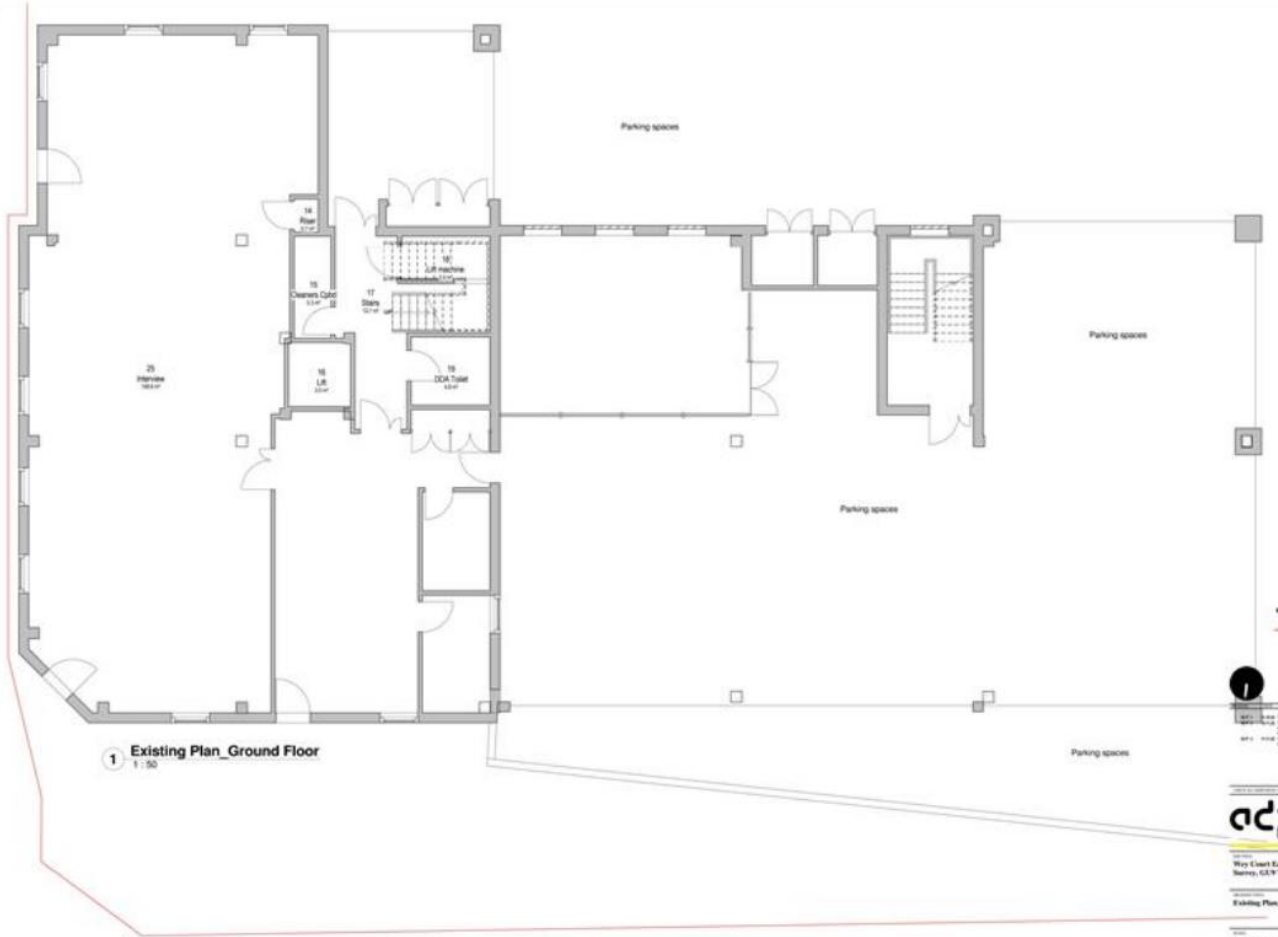
Plans

Location Plan



Existing Ground Floor Plan (shows the extent of parking in the undercroft)

Weyside



Union Road

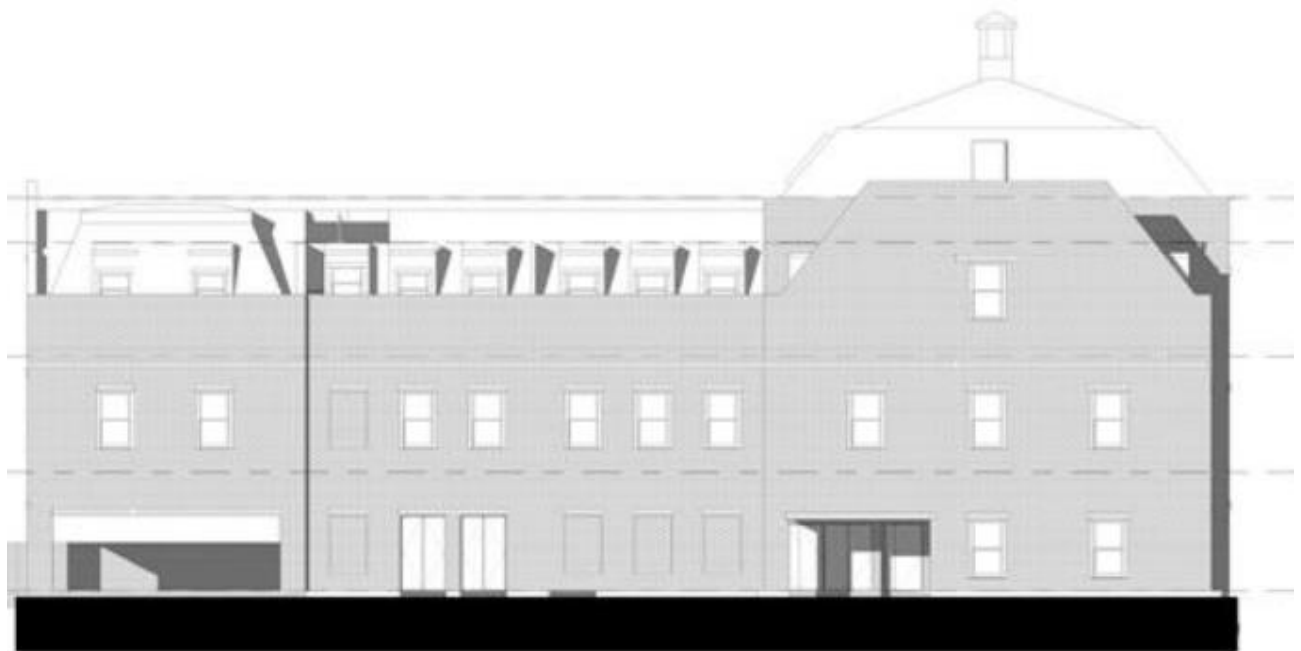
Proposed Ground Floor / Site Plan



Existing Elevations

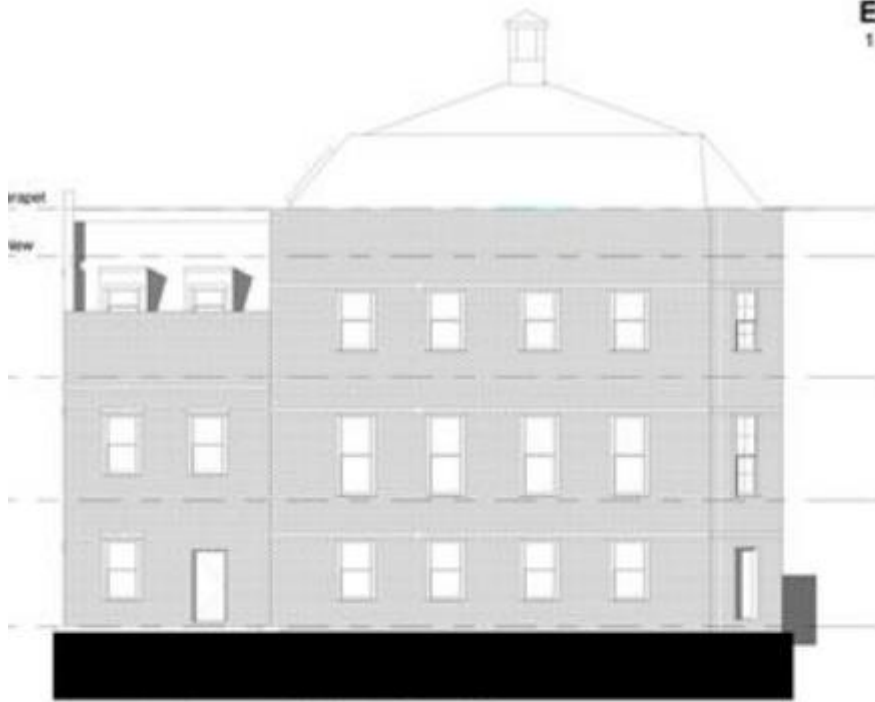


1 Existing North West Elevation
1:100

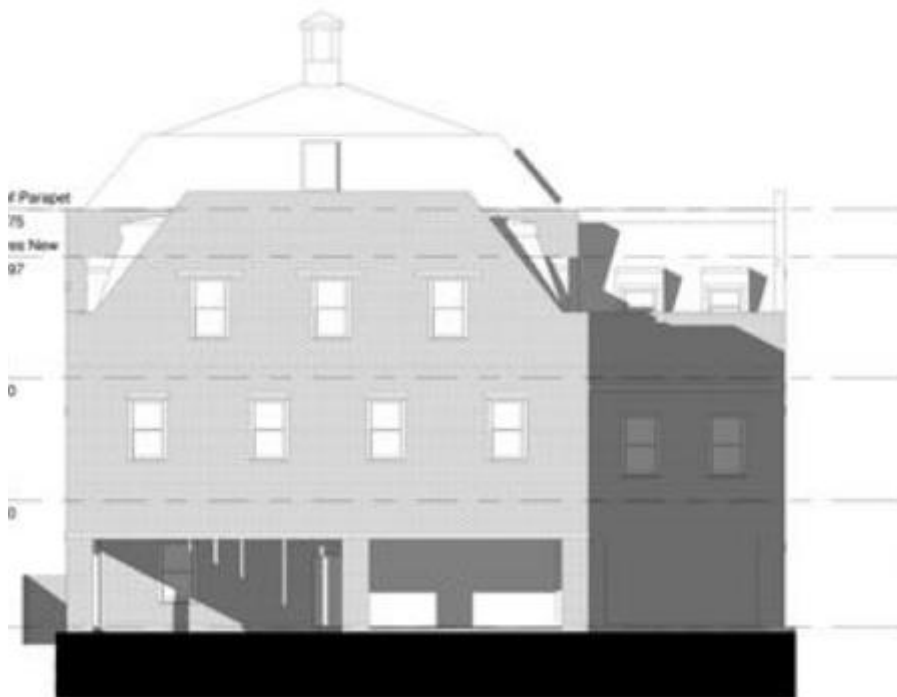


2 Existing South West Elevation

Exis
1:50



2 Existing North East Elevation
1:100



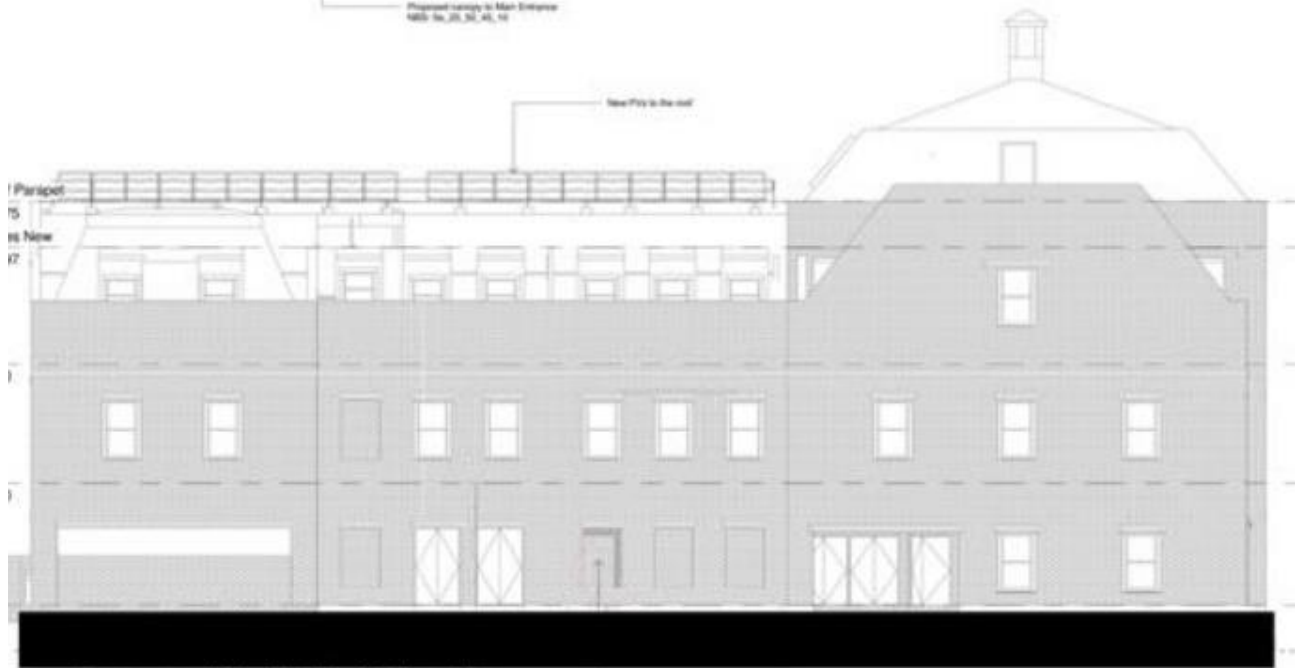
4 Existing South East Elevation
1:100

Proposed Elevations



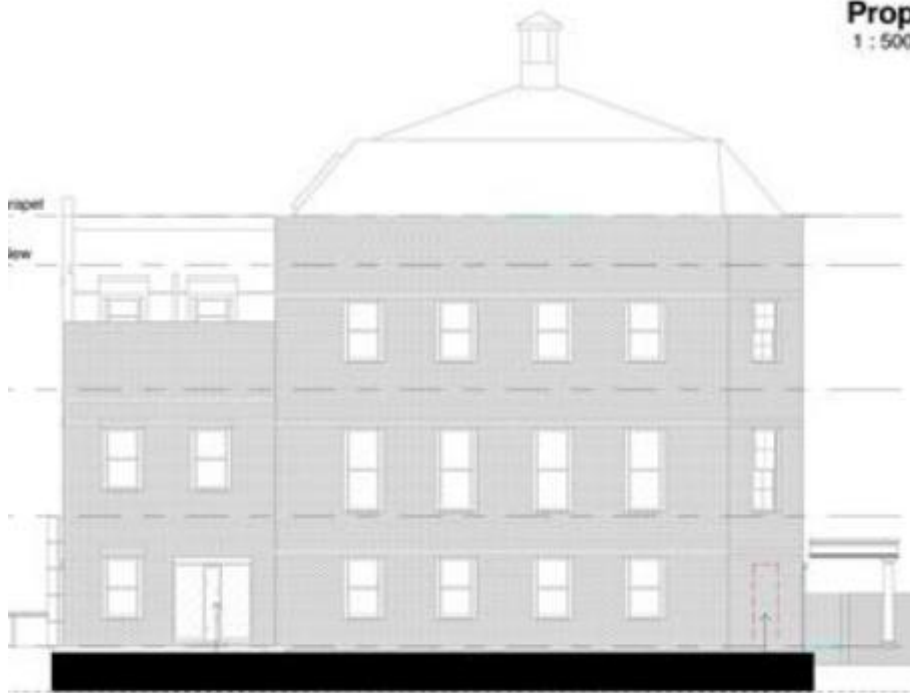
1 Proposed North West Elevation
1:100

- Description of existing door
add of existing door
- Description of existing door
Replacement of existing door with an enlarged access door to Main Entrance
New door with new signage
- Proposed canopy to Main Entrance
1855, 18, 20, 21, 22, 23



3 Proposed South West Elevation
1:100

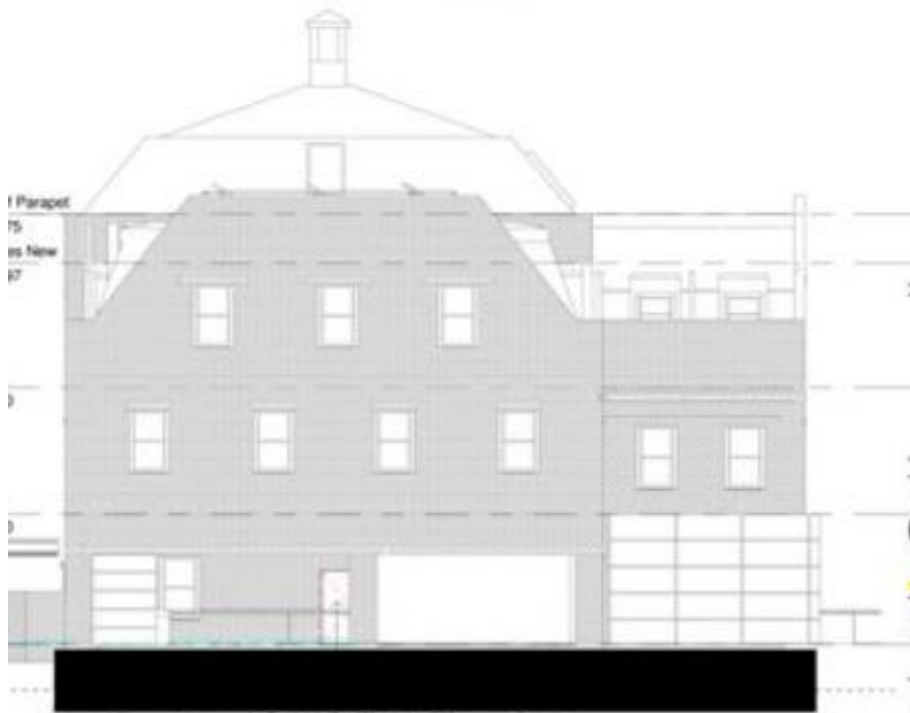
Prop
1 : 500



2 Proposed North East Elevation
1 : 100

Demolition of existing door
Replacement of existing door with an enlarged access door to Pharmacy
New door with new illuminated pharmacy signage

Demolition
200 of wall



4 Proposed South East Elevation
1 : 100

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Agenda Item 8.1

WA/2023/01048 – Erection of a building comprising of 12 flats together with associated parking, bicycle store and bin store. at WOODSIDE PARK CATTESHALL LANE GODALMING

Applicant: Mr R Trendle - Castle Green Developments Ltd
Parish: Godalming CP
Ward: Godalming Central & Ockford
Grid Reference: E: 497907
N: 143955
Case Officer: Philippa Smyth
Neighbour Notification Expiry Date: 28/05/2023
Extended Expiry Date: 25/08/2023

Committee Meeting Date: Planning Committee 23/08/2023

RECOMMENDATION A That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to conditions, permission be GRANTED

RECOMMENDATION B That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be REFUSED

1. Site Description

The site is located on the south site of Catteshall Lane and form part of a larger site that is currently under development to provide 97 residential units, the retention of an ambulance station and a commercial unit.

This portion of the site formerly contained an office building (Bargate House) which was demolished as part of the extant outline and reserved matters permissions. The relevant Committee Reports are appended to this document.

The site (shown outlined on the appended Location Plan) is currently free of development pending the determination of this application.

To the north of the site is a modern office development (Sandford Mews) that was converted to residential use and the rear garden of Rosedale (a private house). To the north west is the ambulance station. To the south and east are areas of open

countryside that form part of the Green Belt, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) and the Godalming Hillsides.

The surrounding area consists of a mix of residential and commercial developments.

The site is accessed via an existing access from Catteshall Lane.

2. Proposal

The application proposes:

- The erection of a block of 12 flats, which would comprise:
 - 6 x 1-bed units
 - 6 x 2-bed units
 - 100% affordable units
- The provision of a bin store for refuse, recycling and food waste storage
- Associated parking and landscaping.

3. Heads of Terms

The following contributions and measures are required to make the development acceptable (secured via a S106 agreement):

Affordable housing provision

- 100% affordable housing
- Mix and tenures to be secured (see details set out in 'Housing mix and provision of affordable housing' section of report)

4. Relevant Planning History

WA/2022/01191	Erection of a block of 12 flats together with associated parking and bin store (as amended by plans received 09/09/2022).	REFUSED 25/11/2022
WA/2021/02569	Display of illuminated hoarding and board signage at Woodside Park (amended description and as amended by plans received 4.04.22)	CONSENT GRANTED 05/05/2022
NMA/2022/01116	S96A Application for Non Material Amendment to WA/2019/0370 to Amend Condition 22 of Outline	NON MATERIAL AMENDMENT ALLOWED 19/04/2022

	Planning Permission	
NMA/2021/01325	Amendment to condition 12 in order that it may be discharged in two stages and enable development to commence asap.	NON MATERIAL AMENDMENT ALLOWED 06/07/2021
S52/2019/0002	Request to modify a Section 106 legal agreement (WA/2019/0370 outline application) in respect of affordable housing mix in reserved matters application WA/2020/0780	AGREE TO VARY 17/06/2021
WA/2020/0780	Approval of reserved matters: appearance, layout, scale and landscaping pursuant to WA/2019/0370 (variation of condition application to WA/2018/1336) outline permission for the erection of up to 100 dwelling including 17 affordable together with the erection of up to 100 dwelling including 17 affordable together with the erection of a building to provide a community use (use class D1) with office (use class B1) (Revision of previous reserved matters application WA/2018/1675) This application reduces the number of dwellings to 97 and is an alternative scheme Option 1	RESERVED MATTERS APPROVED 03/06/2021
WA/2019/0370	Application under Section 73 to remove Condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of	GRANT 21/05/2020

	play to be provided elsewhere).	
WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 (as amended by consents WA/2018/1336 and WA/2018/1614) 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	REFUSE 02/10/2019
WA/2018/1336	Application under Section 73 to vary Condition 3 (approved plans) of WA/2016/1418 to allow revised means of access to the site.	GRANT 21/11/2018
DM/2018/0001	Prior Notification of proposed demolition: G.P.D.O. Schedule 2 of Part 11. Demolition of all buildings on the site apart from the Ambulance Station.	PRIOR APPROVAL REQUIRED AND GRANTED 12/06/2018
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	GRANT 26/05/2017
WA/2016/0101	Outline application for the erection of 107 dwellings, including 27 affordable	REFUSE 03/06/2016

	<p>together with the erection of a building of 930 sq. m. to provide a community use (Class D1) at ground floor level with office use (Class B1) above; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be permitted at outline. As amended by plans and additional information received on 10/02/2016 and 18/03/2016.</p>	
WA/2015/1120	<p>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 proposals above. Option 1: Class B1 office use, Option 2: 20 dwellings; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline stage.</p>	<p>REFUSE 15/12/2015</p>

5. Relevant Planning Constraints

Strategic Site – Woodside Park
Employment Site
Wealden Heaths I SPA 5km Buffer Zone
Ancient Woodland Buffer Zone

6. Relevant Development Plan Policies and Guidance

- Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, RE2, RE3, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4, SS8, EE2.
- Local Plan, Part 2, Site Allocations and Development Management Policies (adopted March 2023): DM1, DM2, DM3, DM4, DM5, DM9, DM11, DM13, DM26,
- Godalming Neighbourhood Plan (made August 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD12, GOD13, GOD14, GOD16

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- National Design Guide (2019)
- Affordable Housing Supplementary Planning Document Update (2023)
- Affordable Homes Delivery Strategy (2022-25)

7. Consultations and Town/Parish Council Comments

<p>Godalming Town Council</p>	<p>OBJECTION:</p> <ul style="list-style-type: none"> • Outline consent approved for WA/2018/1416 included the retention of the existing building for commercial use with the lower floor acting as a nursery and upper floors providing office accommodation. This site is a mixed-use site, which includes residential and employment. The change of use of this building from commercial to residential without alternative commercial provision would undermine the principle of the site being a mixed site under the Local Plan (Part 1) 2018 Policy SS8.
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	<p>The Policy required a Strategic Mixed-Use site for approx.. 100 homes, community and employment uses. Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan supports Woodside Park as a contributor towards start-up space.</p> <ul style="list-style-type: none">• GTC has previously expressed concern at the loss of employment space, which the loss of this commercial building would further contribute towards. GTC objects to this application based on loss of employment premises and D1 facility. The Market Report provided with this application updated 20 April 2023 appears to be using out-of-date information. A brief search of planning applications and occupancy checks indicate that several of the stated available office spaces are either occupied or no longer Class of Use for Office Space, see PRA/2021/01125, CR/2018/0021, PRA 2023/00489.• Similarly, the stated Alternative Use Market (Including Retail, Leisure & Light Industrial) Availability section of the report states that “As seen below availability has increased from approximately 4,133 sq m (44,500 sq ft) in October 2022 to 5,309 sq m (57,149 sq ft) in March 2023”. This also appears not to be correct.• GTC does not agree with the conclusions of the report that “there is, already ample office and alternative (Class E) use properties in Godalming very suitable for occupiers’ requirements”.• It is considered a newly available, fully refurbished D1 facility would be an attraction for potential users and the D1 use of the ground floor as set out in the original application would
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	offer significant community benefit for activities other than the single option set out by the applicant (nursery) and believe the D1 provision set out in this site's original planning permission should remain.
Council's Environmental Health Officer – Contaminated Land	Refer to previous comments (WA/2022/01191)
Council's Environmental Health Officer – Noise and other potential nuisances	No objection, subject to conditions.
Natural England	Comments received 16/05/2023: No objection subject to securing appropriate mitigation for recreational pressure on habitat sites (European sites). Comments received 31/05/2023: Previous comments contained errors. No objection.
County Highway Authority	No objection, subject to conditions.
Thames Water Utilities	No objection but provides advice.
Southern Water	The development site is not located within Southern Water's statutory area for water supply and drainage services.
South East Water	No comments received.
Lead Local Flood Authority	No objection, subject to conditions.
Environment Agency	Refer to standing advice.
Council's Waste and Recycling Officer	No comments received.
County Council Minerals and Waste	No objection, subject to condition.

8. Representations

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

- Ongoing disruption from construction works on wider Woodside Park development.

OFFICER NOTE: these comments do not relate to the proposed development. Disruption caused by construction works is transitory and not a material planning consideration for the acceptability of new development.

1 letter has been received making the following comments:

- Disappointed the commercial/nursery use isn't going ahead but the social housing is an improvement to the private ownership flats previously proposed.
- Understand this planning application is independent from the rest of the development, however we would ask that it is confirmed any social housing

requirement for the rest of the development is treated independently and in addition to these 12 flats, i.e. no houses/flats for social housing on the main development are sold to private ownership because of this development.

OFFICER NOTE: the previous proposal was also for 100% affordable housing.

9. Submissions in Support

In response to the comments received, in particular those from Godalming Town Council, the application has provided the following (summarised) comments:

- Godalming Town Council's statement is incorrect.
- It is not surprising that a small number of properties have been rented or sold since the assessment was undertaken in March (before being finalised in April). The relevant marketing agents have confirmed that the two properties referenced (Premier House and 2 Market Mews) were rented or sold after the assessment was undertaken.
- In addition to properties leaving the market, new properties have also been brought to the market since this time. A quick review has identified at least 10 new properties not included within the original report, providing space well in excess of what has been stated as occupied or sold.
- The application is supported by a third iteration of the Commercial Availability Assessment. It is not reasonable to be required to constantly update the document.
- The figures demonstrate a significant oversupply of properties that could be used for commercial purposes.
- The demand is not sufficient to support the existing plans for commercial space at Catteshall Lane. If constructed not only would this increase vacancy levels further, but the building would also be liable for empty property rate payments of circa £100,000 per annum.
- This is not viable and given the fact there is no realistic probability of finding a suitable tenant for this building at market rents, the building in its present form will simply not be built.
- We have previously met with members of Godalming Town Council who all agreed that a change of use to social housing for rent would on balance be acceptable. We again invite members to discuss this project with us and urge them to work with us to achieve the best use for this building.

10. Planning Considerations:

10.1. Principle of development

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

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity.

The application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates the wider site suitable for around 100 dwellings, employment and community uses, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane.

Permission was granted pursuant to outline permission (WA/2016/1418) and the associated reserved matters application (WA/2020/0780) for 97 dwellings, including 17 affordable units as well as a community and commercial building. This permission is extant and could be implemented in full.

10.2. Planning history and differences with previous proposal

The planning history is a material consideration.

As above, planning permission has been previously granted, as part of the wider Woodside Park re-development for the erection of a part 2-storey, part 3-storey building to provide a community use at ground floor and commercial office accommodation at first and second floor.

The differences between the current proposal and that application are, in terms of the use of the proposed building, that the current proposal seeks to provide residential accommodation in the form of 12 flats and associated parking and refuse storage. The flats are proposed to be 100% affordable units. In terms of the design of the proposed building, the proposal is largely the same with a few fenestration alterations and the addition of a number of steel and glass balconies.

A previous similar application was considered at the Eastern Area Planning Committee in November 2022 (WA/2022/01191). Against Officer recommendation, Members resolved to refuse the application for the following reasons:

- 1. The proposal would result in the loss of an approved community and commercial asset, in conflict with policies SS8, EE2 and ICS1 of Local Plan (Part 1) 2018, Retained Policy IC2 of the Local Plan 2002 and Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*
- 2. The proposal, by way of its cramped design and lack of amenity space and landscaping would result in conflict with Policies TD1, CC1 and CC2 of the Local Plan (Part 1) 2018, Retained Policies D1 and D4 of the Local Plan 2002 and Policies GOD5 and GOD 16 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*

Since the previous refusal (WA/2022/01191), the applicant has worked with Officers and has made a number of amendments to the previous proposal.

Further, since the Committee's previous decision to refuse permission, the Council has adopted Local Plan, Part 2, Site Allocations and Development Management

Policies (adopted March 2023). This is a material change from the previous application. An assessment against the relevant Policies follows in the below report.

It should be noted that in September 2020, the Use Classes Order was updated to include a new Class E (Commercial, business and service). This new single Use Class amalgamates previous use classes (A1) Shops, (A2) financial/professional services, (A3) cafés/restaurants, (D1 part) medical health facilities, creche and nurseries (D2 part) indoor sports/fitness, and (B1) office/business/light industrial uses. This change is relevant to the proposal as explained in the report.

The current application is submitted with up to date information concerning the loss of the community/commercial use. The plans have been altered to show great articulation to the building, with higher quality materials, detailed landscaping and improvements to the appearance of parking. It also includes cycle provision in a safe store.

The current proposal seeks to overcome the reasons for refusal regarding the design and setting of the new building and loss of a community/commercial building.

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

10.3. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 20 February 2023 on 28 February 2023. The Council calculates it currently has 4.28 years' worth of housing land supply. As such, it remains the case that the Council cannot demonstrate a Five-Year Housing Land Supply, paragraph 11 (d) of the NPPF 21 is engaged via footnote 8.

Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

10.4. Loss of commercial and community uses

As noted above, the application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018 This allocates the wider site suitable for around 100 dwellings, employment and community uses.

The application proposes to replace the consented commercial and community uses with a residential use – namely 12 affordable housing units.

It is acknowledged that the development as proposed poses a conflict with Policy SS8 of the Local Plan (Part 1) 2018, however it is important that the application is considered and determined on its own merits. A full assessment is set out below.

With regard to the loss of the commercial use

Policy EE2 of the Local Plan (Part 1) 2018 sets out that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate. In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed new use will contribute to the economy or meet other specific economic needs.

Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019 sets out that development proposals to provide small-scale employment accommodation, including as part of residential led, mixed use site allocations in the Waverley Local Plan Part Two, will be encouraged.

Historically, the Woodside Park development comprised a mix of office, industrial and warehouse buildings and the approved redevelopment sought to retain an element of commercial and community space in line with Policy SS8 of Local Plan (Part 1) 2018.. The current proposal would replace an approved building that would provide 2 floors of commercial and office space. This building has not been constructed but the permission is now extant owing to the implementation of wider residential development.

The applicant has set out that the proposed development addresses a greater need than the need to retain commercial uses on this site. They provide a report by chartered surveyors Hurst Warne dated April 2023. During the course of the previous application, the applicant provided an update to the report to furnish Members with greater detail. The report has subsequently been updated again for the current application. This report should be read in conjunction with the previous versions dated March 2022 and October 2022 which are available on the Council's website.

The previous analysis is shown below, followed by the April 2023 updates for completeness.

The **April 2022** report sets out (in short) that:

- Demand for Godalming offices tend to come from within Godalming itself or nearby villages / small towns and very few businesses would seek to relocate to this area. Larger, blue chip and national companies would look towards other nearby towns such as Guildford or Woking where the choice of stock is

larger and better quality, with easier access to the road communications network.

- Hurst Warne have seen relatively low levels of demand in Godalming and surrounds. Low take-up levels have been experienced in other surrounding towns, with the exception of Guildford, Leatherhead and Weybridge. This has been down to the pandemic where the majority of workforces have been working from home. The take up that Hurst Warne are aware of, over the last 12-18 months, has been very small suites to sole traders and local small businesses.
- At the time of writing, there was approximately 5,481 sq m (59,000 sq ft) of available office accommodation (in Godalming). Therefore, this large amount of supply in Godalming provides plenty of stock for occupiers and the supply is sufficient for many years to come. Looking further afield to Guildford and Woking there is also large amounts of supply there. Furthermore, from market knowledge it is expected that this number will increase due to the effects of the pandemic as office occupiers will require less space going forwards as an element of their workforce remains working from home.
- A large amount of available space within the town is located at Friary House on Station Approach. The building is undergoing a comprehensive refurbishment to deliver Grade A office space. The building benefits from LED Lighting, raised floors, flexible floorplates, new showers, and toilet facilities. The building is adjacent to Godalming station and moments from the town centre. The building is in the process of being refurbished and should be ready Q3 2022.
- Slightly closer to the application site is Godalming Business Centre where Unit 8 is available here and provides good quality office accommodation at slightly more affordable rents (quoting £280 per sq m / £26.00 per sq ft).
- It is considered that there is an ample spread of different types of accommodation and rental levels for companies wishing to relocate into or within Godalming.

The **October 2022** update report sets out in relation to Godalming office availability:

- Office availability has increased substantially over the past 6 months; just one of the 11 properties marketed back in April has since been rented, whilst 5 new office premises have been brought to the market.
- As a result, there has been a net increase of over 1,115 sq m (12,000 sq ft) of office space availability (an additional 25%) over the past 6 months alone.
- It must be noted that 1,858 sq m (20,000 sq ft) of the above figure is in Friary House, Station Road.
- It should also be noted that approx. 7,000 sq ft at Trade Direct House is not on the market yet and due to come on in the coming weeks.

The **October 2022** update reported that office availability had increased by over 25% since April 2022 in Godalming and its surrounds and therefore there remains a plethora of space available, even more so now than the production of Hurst Warne's

original report. Hurst Warne noted that, although difficult to ascertain, they would expect this trend to continue over the next 12 months.

The **October 2022** update set out, in relation to the 'Alternative Use Market' (Including retail, leisure and light industrial) availability:

- Due to the planning changes in September 2020, D1 (nursery) and B1 (office) use classes now fall under the same 'E' class. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.
- Hurst Warne have also undertaken a market update for the alternative use market. As mentioned above there is plenty of office stock available in Godalming, so they expect to see the same trend with alternative space.
- In October 2022, another full survey of retail and other units in Godalming town centre found a range of vacant units as detailed in the full report.
- Availability has increased slightly from approximately 3,995 sq m (43,000 sq ft) in April 2022 to 4,133 sq m (44,500 sq ft) in October 2022.

In the previous application (WA/2022/01191), it was concluded that the application site currently has plans for alternative use, specifically D1 (now Class E) use on the ground floor as such it is important to look at availability of alternative use units in Godalming. The assessment showed that there had been an increase in the number of available units over the last 6 months. Given this increase, and the current lack of demand for units in Godalming Hurst Warne considered there to be no need for extra supply for alternative use properties.

The **April 2023** update sets out that:

- Office availability has increased substantially over the past 12 months; just one of the fifteen properties marketed back in October has since been rented, whilst 8 new offices have been brought to the market.
- The trend has inevitably continued in Godalming with just 3 of the office premises marketed back in April 2022 since rented and office vacancies rising further over the last 6 months. As a result, there has been a net increase of over 2,536 sq m (27,300 sq ft) of office space availability (an additional 46%) over the past 6 months alone. This is an increase of 3,651 sq m (39,000) since April 2022 – an additional 84%.
- It is worth noting that 6,000 sq ft office building has just become available at Huxley Park on Catteshall Lane.

In summary, Hurst Warne's reports set out that there is a plethora of office space available in Godalming to suit most occupiers' requirements. This availability has increased by 84% since April 2022. This trend is expected to continue over the next 12 months.

It is in the opinion of the Hurst Warne that plans to redevelop the application site into an office / alternative use to provide additional space in Godalming is not practical nor suitable and would not see demand due to the weak level of demand in this

locality. Moreover, given the secondary location of the subject site, it would not be the first option for occupiers when looking at offices in Godalming.

With regard to the loss of community use

Policy ICS1 of the Local Plan (Part 1) 2018 sets out that the Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.

The **March 2022** report by Hurst Warne sets out that:

- The current approved plans are for a nursery / D1 space on the ground floor and offices / B1 space on first and second floors. However, due to the new planning changes in September 2020, these classes fall under the same 'E' class now. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.
- There is plenty of office stock available in Godalming so it is expected that the same outcome would be witnessed for the alternative use market.
- To the east of the site towards the town centre there are large supermarkets such as Sainsbury's and Waitrose. The town centre has a variety of shops and other spaces with local and national occupiers; however, the High Street has suffered over the past 12-24 months with a reasonably high level of vacancy.
- It is currently difficult to ascertain a complete demand picture due to the pandemic and lock downs which have occurred throughout 2020 and 2021. However, they are seeing positive movements in the alternative use sector regionally. Godalming has a reasonably healthy retail environment with a large amount of small local retailers.
- However, there are many vacant units especially on the High Street. At the time of writing there were 14 retail / industrial / alternative use properties available totalling 3,995 sq m (43,000 sq ft). It is also estimated that there would be 5-10 units coming available soon as a further result of the pandemic and retail attitudes.
- The majority of vacant units tend to be small lock up shops that suit local occupiers rather than the more national and regional occupiers.

The 'Early Years Providers review' dated **10th October 2022** summarised research undertaken into the current and future provision of first year providers in Godalming, identifying the individual settings and assessing the current and potential capacity of each. This information was predominantly sourced from Ofsted (The Office for Standards in Education). Other sources of information for this research include:

- Census 2011 & 2021 (The Office for National Statistics)
- Childcare and Early Years Survey of Parents 2022 (The Department of Education)

- Various Early Years Provider Inspection Reports (The Office for Standards in Education)
- Surrey Childcare Sufficiency 2021 (Early Years Commissioning Team, Surrey County Council)

This can be summarised as follows:

- 840 children in Godalming receive an average of 22 hours of childcare per week.
- The current full-time capacity of early years providers in Godalming is 797, however the equivalent part time capacity (at 22 hours) is 1811. This is over double the number of children that currently receive childcare in Godalming.
- Furthermore, and when the new N Family Club nursery opens in Catteshall Lane next year, the capacity of early years providers in Godalming will increase to 2082; two and a half times the current demand.
- Whilst some children will likely attend these early years providers from outside of Godalming, equally children living within Godalming will attend settings located outside of the area.
- The population of 0-4 years olds in Godalming has decreased by 11% over the past decade; this trend (and with it a decrease in demand) is predicted to continue for the next 5+ years.

The above evidence shows a clear and significant overprovision of available capacity when compared to the demand for places. This will only increase further once the new N Family Club setting opens in Catteshall Lane in 2023. Even if a new nursery setting was provided at Woodside Park, the current Rocking Horse Nursery facility at Wey Court would close, therefore no additional community use would be provided and there would be no increase in early years provider capacity.

In summary, Hurst Warne's **March 2022** report set out that as the application site currently has plans for alternative use, specifically D1 use on the ground floor it is important to look at the current demand and supply of Godalming and surrounds that is discussed above. Given the current lack of demand and ample supply of units in Godalming it is considered that there is no need for extra supply for alternative use properties. Furthermore, due to the secondary location of the site and the current economic climate, it is highly unlikely that any occupier would risk such a speculative venture given the prevailing market conditions in the current post pandemic market.

In addition to this report, the applicant has set out that when the intended occupant of the community space (the previous Nursery) confirmed their permanent move to Wey Court, the applicant did consider seeking an alternative community use for the ground floor of the approved building. Their initial discussions, as set out in Hurst Warne's report, advised that the lack of demand for this type of space together with the limited rental income that it would achieve would make this option unviable. The applicant nonetheless approached a number of companies that they had worked with in recent years to ascertain if they would be interested in utilising the space at Woodside Park but it was clear that this would also be unviable.

The applicant also considered the use of the ground floor as a doctor's surgery. However, it was considered that as a standalone surgery, the building was not large enough and in too close proximity to existing Mill Practice further along Catteshall Lane. The Mill Practice also confirmed that they were not interested in expanding their existing facility into this space.

Other uses such as a museum, library or fitness club were not considered viable. Further, as the upper floors were intended to be rented as offices for which the applicant established there is an oversupply of in the area, the applicant sets out that it became clear to them that the long term sustainability of the consented building, which is yet to be built, was not viable in its approved form.

The updated Hurst Warne report from **April 2023** sets out that there has also been a substantial increase (almost 30%) in the number of available units for alternative uses over the last 6 months alone. Furthermore, the majority of premises being marketed back in April 2022 remain on the market and unoccupied. Given this increase, and the current lack of demand for units in Godalming Hurst Warne consider there to be no need for extra supply for alternative use properties.

The 'Early Years Providers' updated review dated **27th March 2023** sets out that there have been a number of changes since the last report:

- On this basis, 856 of children in Godalming (59% of 1451) receive an average of 22 hours of childcare per week. The current full time capacity of early years providers in Godalming is 773. However nurseries operate on a part time basis (not full time) therefore the true capacity is well above the 'full time' provision.
- Full time provision is 50 hours per week, therefore based upon an average of 22 hours of childcare the true part time capacity is 1757.
- Despite the marginal reduction in net places, according to the Government published figures the capacity remains at over double the number of children that currently receive childcare in Godalming.
- Whilst some children will likely attend these early years providers from outside of Godalming, equally children living within Godalming will attend settings located outside of the area.
- The population of 0-4 years olds in Godalming has decreased by 9% over the past decade; this trend (and with it a decrease in demand) is predicted to continue for the next 5+ years.
- With the above in mind, the findings continue to show a clear and significant overprovision of available capacity when compared to the demand for places.
- With that being said, we are well aware of the concerns raised in regard the availability of childcare places which would appear to contradict the above findings. However, from both our own experience and responses from other settings with whom we have discussed this matter, it is clear that the problem is largely due to a shortage of qualified staff.
- Nurseries are required to operate in accordance with allocated staffing levels, which are dependent on the age and number of children. Our baby room for

example (under 2's) requires one qualified practitioner for every three children. By contrast our 3 – 5 age group requires a ratio of just one practitioner to every eight children.

- The Ofsted staffing requirements when combined with the staff shortages we are experiencing, is restricting the occupancy of nurseries and is the main reason for this issue. In some cases, this causes room closures - typically baby rooms due to the higher staffing ratios – or even entire nurseries to close, as we have seen with Busy Bees and Bright Horizons.
- The problem is not because of a shortage of nursery settings in the area, which is well above the national average.

Conclusion

Since the previous refusal, the applicant has worked to provide additional information including a third iteration of the independent report by chartered surveyors Hurst Warne. They have also provided additional and updated information with regard to Early Years provision which is based on data and statistics from Government publications. They have responded in detail to Godalming Town Council's concerns regarding the proposal, as set out earlier in this report.

Whilst Officers acknowledge the extant permission and consented scheme that would provide commercial and community space, the consented building has not been developed yet. Thus, it is a material consideration that no existing businesses would be displaced by the proposed development, noting the applicant's case that other suitable office or alternative uses accommodation is readily available in the immediate and local area.

It is clear that whilst historically the Woodside Park development comprised a mix of office, industrial and warehouse buildings it is largely surrounded immediately by residential uses – with the exception of the existing ambulance station which is proposed to be retained. As such, it would not be out of character for a residential use to occupy this space.

With regard to Policy EE2 of the Local Plan (Part 1) 2018, noting the case put forward by the applicant, there is little prospect of the building being used for its previously intended commercial and community uses. The Council have a clearly identified need for new homes, in particular affordable homes. This weighs in favour of the proposal. It is considered that a residential use at this site would support the local economy through the use of local services and facilities.

With regard to Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019, whilst it is noted that the small-scale employment accommodation is encouraged, the applicant has put forward a case that there is plenty of such accommodation available within Godalming for future occupiers who may seek such space.

With regard to Policy ICS1 of the Local Plan (Part 1) 2018 the applicant has set out that the intended occupier of the consented community use has already permanently relocated to alternative premises and as such is not displaced. Other alternative uses have been considered but no suitable users have been identified.

Officers consider that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018. It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

10.5. Housing mix and provision of affordable housing

Level of affordable housing proposed

Policy AHN1 of the Local Plan (Part 1) 2018 sets out the Council's affordable housing required of 30% of affordable housing on qualifying sites. All 12 homes proposed in this application – 100% of the units – are proposed as affordable homes, which exceeds this requirement which is a benefit of the proposal. However, the affordability of these homes in terms of tenure and bed size will also need to be a strong consideration, in terms of how closely they will meet local housing need and maintain their affordability in response to rises in the cost of living.

Affordable mix

Policy AHN1 requires the mix of dwelling types, sizes and tenure split to reflect the type of housing identified in the most up to date evidence of housing need. The Council's latest needs evidence is the Waverley Housing Affordability Study 2021. The First Homes requirement (25% of all affordable homes to be First Homes), and the requirement for 10% of homes across the development as a whole to be for affordable home-ownership, do not apply to schemes such as this which are 100% affordable housing.

Affordable housing over the Council's 30% requirement is referred to as such in the Section 106 agreement, as 'Additional Affordable Housing', so as to make clear the distinction between these and the 30% affordable housing defined by Policy AHN1.

When secured in this way, 'Additional Affordable Housing' units will be eligible for CIL social housing relief. Additional Affordable Housing, offered above the ANH1 requirement, is eligible for Homes England funding.

On this scheme, 30% equates to a planning requirement for 3.6 affordable homes. The proposal comprises 6 x 1-bed and 6 x 2-bed units. The Council's Housing Enabling team have set out the requirement that 2 x 1-bed and 2 x 2-bed units are specified as the units in compliance with Policy AHN1 with the remaining 4 x 1-bed

and 4 x 2-bed units are specified as Additional Affordable Housing with the Section 106 agreement, should permission be granted.

The Council's Housing Enabling team have confirmed that the proposed mix of bed sizes of 6 x 1-bed and 6 x 2 bed-proposed broadly reflects the Waverley Housing Affordability Study which recommends a mix which is predominantly for 1 and 2 beds on rented homes. Officers do note that this would not strictly comply with Policy GOD1 of the Godalming and Farncombe Neighbourhood Plan 2019 as no 3-bed units are proposed. However, it is considered that the application site does not lend itself well to larger units.

Rent levels

The Waverley Affordability Study shows that the greatest need across the borough is for rented accommodation. The Council's priority for rented housing is for social rents as reflected in the 'Affordable Homes Delivery Strategy 2022-25: Build More, Build Better, Build for Life'. It is therefore recommended that all 12 units are provided as social rather than affordable rents. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a pressing need to deliver this tenure to meet the needs of Waverley's lowest income households.

However, if social rents are shown to be unviable on this site then affordable rents may be acceptable if the rents are kept as low as possible. In line with the Waverley Affordability Study, both one and two bed units should be capped at no more than 70% of market rents (including service charges) so that working households can afford them.

The applicant has committed to deliver the affordable homes a reduced affordable rent (capped at 70% of the local market rent, including service charges). This approach would be in line with the Affordable Homes Delivery Strategy 2022-25. Although social rent is our preference, it is acknowledged that this is more difficult to achieve on a site for 100% affordable housing. The S106 will require the provision of affordable rent capped at 70% of market rent.

The size and design of the units are discussed in the 'Standard of accommodation and amenity of future occupiers' section.

On the basis that the affordable housing mix and tenure is acceptable, the proposal is considered to accord with AHN1 of the Local Plan Part 1 (2018). This would be secured via a Section 106 agreement in the event of approval.

10.6. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Policy DM1 of Local Plan (Part 2) 2023 states that development should not cause harm or

damage to existing environmental assets and, and maximise opportunities to enhance such assets.

Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 sets out that all development shall not significantly adversely impact on the amenity of neighbours, and be sympathetic to the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they contribute positively to the features of the respective character areas, as described in the Godalming and Farncombe Character Area Assessments.

The proposed building would be part 3-storey, part-2 storey and would have the same form as the previously approved community and commercial building (approved under WA/2020/0780).

Since the refusal of the previous proposal (WA/2022/01191) the applicant has altered the design to include:

- Sash-style residential style windows instead of office style
- Height and eaves height reduced by 200mm
- External materials varied
- The introduction of soldier courses and other brick detailing
- The use of scalloped tiles
- Two-storey front elevation pulled in to provide articulation
- Roof form altered to contain small gablets and a false dormer

It is a material consideration that a similar building could be erected without any further permission required. The design remains un-exciting, however the proposed amendments to the design, detailing and materials are welcome and have resulting in more interesting elevations which are more in keeping with the wider development. This is considered to be a benefit over the extant permission.

It is noted that the proposed building would be located adjacent to Block E - Stillwater House which is a part 3-storey, 4-storey flatted block. As such, the proposed building would be in keeping with surrounding development.

Owing to the importance of the use of good quality material, a condition is recommended ensure the submission of material details prior to construction.

The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, Policies DM1 and DM4 of Local Plan (Part 2) 2023, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and the Residential Extensions SPD.

10.7. Standard of accommodation and amenity of future occupiers

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.

Policy DM5 of the Local Plan (Part 2) 2023 sets out that all proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this, developments should:

- meet, as a minimum, the DCLG's Technical Housing Standards – Nationally Described Space Standard.
- Provide an area of external amenity space for each dwelling, that is private, useable, secure and defensible and appropriately located.

Affordable homes in Waverley should meet the Nationally Described Space Standard in line with Waverley's Allocation Scheme.

To make best use of affordable housing stock, the expectation is that 1-bed units should accommodate 2 people and 2-bed units should accommodate 4 people.

The application would provide 12 units. The following tables provide a comparison between the proposed floor areas and the Technical Housing Standards.

Bedroom size compared to Technical Space Standard

<u>Unit no.</u>	<u>Bed no. and person no.</u>	<u>Internal floor area proposed</u>	<u>Technical Space Standard</u>	<u>Does it accord?</u>
1	Bedroom 1, 2p	15.955m ²	11.5m ²	✓
2	Bedroom 1, 2p	14.741m ²	11.5m ²	✓
2	Bedroom 2, 2p	11.902m ²	11.5m ²	✓
3	Bedroom 1, 2p	13.529m ²	11.5m ²	✓
3	Bedroom 2, 2p	14.160m ²	11.5m ²	✓
4	Bedroom 1, 2p	16.189m ²	11.5m ²	✓
4	Bedroom 2, 2p	12.624m ²	11.5m ²	✓
5	Bedroom 1, 2p	15.778m ²	11.5m ²	✓
6	Bedroom 1, 2p	14.618m ²	11.5m ²	✓
6	Bedroom 2, 2p	11.976m ²	11.5m ²	✓
7	Bedroom 1, 2p	13.630m ²	11.5m ²	✓
7	Bedroom 2, 2p	14.156m ²	11.5m ²	✓
8	Bedroom 1, 2p	16.169m ²	11.5m ²	✓
8	Bedroom 2, 2p	12.605m ²	11.5m ²	✓
9	Bedroom 1, 2p	15.468m ²	11.5m ²	✓

10	Bedroom 1, 2p	15.634m ²	11.5m ²	✓
11	Bedroom 1, 2p	14.371m ²	11.5m ²	✓
12	Bedroom 1, 2p	14.941m ²	11.5m ²	

Gross internal floor areas compared to Technical Space Standard

<u>Unit</u>	<u>Detail</u>	<u>Technical Standard</u>	<u>Internal floor area proposed</u>	<u>Does it accord?</u>
1	1b, 2p, 1s	50m ²	51.895m ²	✓
2	2b, 4p, 1s	70m ²	71.637m ²	✓
3	2b, 4p, 1s	70m ²	70.510m ²	✓
4	2b, 4p, 1s	70m ²	72.202m ²	✓
5	1b, 2p, 1s	50m ²	51.910m ²	✓
6	2b, 4p, 1s	70m ²	71.905m ²	✓
7	2b, 4p, 1s	70m ²	70.761m ²	✓
8	2b, 4p, 1s	70m ²	72.289m ²	✓
9	1b, 2p, 1s	50m ²	52.831m ²	✓
10	1b, 2p, 1s	50m ²	51.433m ²	✓
11	1b, 2p, 1s	50m ²	50.203m ²	✓
12	1b, 2p, 1s	50m ²	50.621m ²	✓

The above analysis demonstrates that all of the proposed bedroom sizes would meet and exceed the technical guidance. With regard to the gross internal floor areas, all units meet and exceed the standards. All habitable rooms would be provided with sufficient light and outlook.

The communal bin store proposed would provide 1 1100L refuse bin, 1 660L refuse bin, 1 1100L recycling bin, 1 660L recycling bin and 2 140L food waste. This would provide sufficient secure, communal waste storage for a development of this size, in accordance with the Council's 'Requirements for Refuse and Recycling Provision at New Developments'.

First floor units 5, 7, 8 and Second floor units 11 and 12 would be provided with private balconies of in excess of 1.5m in depth and in excess of 2m in width. The ground floor units would have direct access to communal gardens which would provide approximately 200m² of outdoor space for future occupiers. Whilst a modest space, it is a material benefit of the proposal.

Whilst no private amenity space is proposed, some small areas of communal space are proposed as well as the publicly accessible wooded areas, open undeveloped

areas and the lake secured via the original outline permission to the south of the application site.

Officers consider that sufficient information has been provided to demonstrate that a development could be achieved that delivers good quality accommodation for future residents, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

10.8. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Policy DM5 of the Local Plan (Part 2) 2023 sets out that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

It is a material consideration that permission has been granted for a community and commercial building in this location. This permission is extant and could be built-out.

The closest residential properties to the application site are Rosedale to the northeast, 9 Sandford Mews to the north and the units at Block E - Stillwater House, currently under construction at the wider Woodside Park development.

9 Sandford Mews

It is noted that the introduction of a building in this location would have a sense of presence owing to the existing undeveloped area of the site. However, it is a material consideration that the community and commercial building approved under WA/2020/0780 could be lawfully implemented, owing to the wider implementation of the approved scheme. The current proposed building would be sited in the same location and would be of similar height, bulk, scale and mass. The proposed building would be sited 1.6m from the shared boundary with no. 9 Sandford Mews and 4.7m from the dwelling. It is noted that the proposed building would be sited adjacent to the parking area and bin store for the wider Sandford Mews development which would not be considered private amenity space. On this basis, and owing to the planning history, Officers are satisfied that the proposal would not appear overbearing or result in a loss of light or outlook to the occupiers of 9 Sandford Mews.

The consented building has windows at first and second floor in the north-western elevation which would serve the commercial office space. These windows would face Sandford Mews. It is noted that the proposed building would also feature first and second floor windows in the north-western elevation which would serve habitable rooms which would face Sandford Mews. Whilst it is acknowledged that these

windows would afford views towards Sanford Mews they would predominantly provide views across the existing parking and bin storage which is not considered private amenity space.

Whilst Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved, extant scheme.

Rosedale

The proposed building would be, at its closest, 5.5m from the shared boundary with Rosedale extending to 8.1m. This distance is further than the refused scheme. Owing to this separation distance and bearing in mind the extant permission, Officers are satisfied that the building would not appear overbearing or result in a loss of light or outlook to the occupiers of Rosedale.

As above, the consented building has windows at first and second floor in the northeastern elevation which would serve the commercial office space. These windows would face the rear garden on Rosedale. It is noted that the rear garden of Rosedale is in excess of 60m long. As the crow flies, the proposed building would be 25m from the dwelling at Rosedale with the built form of Sanford Mews in between. Owing to this separation distance, Officers are satisfied that the proposed building would not provide clear outlook to the primary amenity space to the very rear of the dwelling.

As above, Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, however it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved scheme.

Stillwater House – Block E

The development at Stillwater House is currently under development. Looking at the approved plans for WA/2020/0780, Block E is approximately 9m from the approved commercial building. There are first and second floor windows in the north-eastern elevation that would serve habitable rooms. The proposed building would feature first and second floor windows in the south-western elevation which would face Block E. These windows would serve habitable rooms to the rear of the elevation. Officers acknowledge that there may be a degree of intervisibility between Block E and the Units 8 and 12 of the proposed building. However, and as noted above, it is a material consideration that the commercial building could be developed which featured kitchen windows at first and second floor which would face Block E which would likely result in a degree of intervisibility.

Modest balconies are proposed on Units 7 and 8 at first and, Units 11 and 12 at second floor on the south-eastern elevation and Unit 5 at first floor on the south-western elevation. Those proposed on the south-eastern elevation would face an area of car parking and open space and would not face existing or proposed residential properties. Officers consider these to be acceptable subject to a scheme to be submitted which would ensure privacy screening was erected on the north-eastern and south-western sides of each balcony to prevent any additional overlooking or loss of privacy to neighbouring occupiers. The proposed balcony on the south-western elevation would face a parking area and access. Owing to the 'L shape' of the building, it would not provide any additional views to Block E at Stillwater House.

The application site is surrounded by other residential properties, either existing or under construction. It is not considered that the proposal would result in noise and disturbance over and above the existing situation, particularly given the limited outdoor amenity space. In summary, Officers acknowledge that the relationship with residential units would differ from that of a commercial and community building in terms of the usage and likely hours of operation. It is also acknowledged that the current proposal would result in a degree of overlooking and loss of privacy to neighbouring occupiers. However, this is not consideration to be so harmful, over and above the extant permission, to result in a reason for refusal.

The application proposes the inclusion of air source heat pumps for the residential units. The Council's Environmental Health Officer for noise and disturbance matters has been consulted on the proposal. Insufficient information has been provided to enable a full assessment of what is proposed. As such, a number of conditions are proposed which would require the provision of additional information prior to the installation of the devices. On this basis, Officers are satisfied that sufficient control is in place to ensure that the noise levels emitted by the pumps would be acceptable in terms of impact on residential amenity.

10.9. Play space provision

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019) 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 has 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.

It is noted that no LEAP or LAP are proposed as part of the current application. However, it is noted however it is noted that a LEAP would be provided as part of application WA/2019/031 within the adjacent original blue line land to the south which was secured via legal agreement. It is also noted that the outline permission secures the land within the original blue line, which includes wooded areas, open undeveloped areas and the lake, as publicly accessible. The applicant has confirmed that, as part of their contractual agreements with Crest Nicholson (the developer of the wider site), any future occupant of the proposed dwellings will have the right to use all roads, pedestrian routes and other facilities within the wider Woodside Park development, including the LEAP. On this basis, Officers are satisfied that sufficient play space or publicly accessible open space is available for the occupiers of the proposed development.

10.10. Flooding and drainage

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 Lead Local Flood Authority (LLFA) have been consulted on the proposal and the submitted documents:

- 21339-P01 RevC – Proposed Site Plan
- Flood Risk Assessment, Sanderson, July 2016, report reference: 8475/001/04
- Surface Water Drainage Strategy, Thomasons, November 2016, reference: G22260

The LLFA have confirmed that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the appliance of a number of conditions requiring that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. The development is therefore acceptable with regards to flooding.

10.11. Contaminated Land

The proposal is located on potentially contaminated land. The Councils Environmental Health Officer was consulted on the previous similar application and considered that the submitted ground appraisal report is out of date and not site specific. The same document has been submitted with the current application. The wider site was remediated as a whole, and specific details of the standard that this area was remediated to and how this fits with the new proposed residential use are required.

Due to the potentially contaminative activities reported in the area, the introduction of residential use to the site and in order to ensure compliance with the NPPF, it is recommended that full contaminated land conditions are attached to any grant of permission. Subject to compliance with these conditions, the proposal is considered to be in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF.

10.12. Highways and Parking

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

The application site is accessed via an existing access from Catteshall Lane which also serves the existing Ambulance Station. This is an entirely separate access to the wider Woodside Park development which is served by its own access further along Catteshall Lane.

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

Parking Provision

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 (2013) sets out the minimum number of parking spaces that would normally be expected:

<u>Local Characteristics</u>	<u>Town Centre</u>	<u>Rest of Waverley</u>
1-bed	1 space per unit	1 space per unit
2-bed	1 space per unit	2 spaces per unit
3+ bed	1.5 spaces per unit	2.5 spaces per unit

The application site is not located in the town centre and should therefore comply with the 'rest of Waverley' guidance.

<u>Unit</u>	<u>Parking Requirement</u>	<u>Parking Proposed</u>
6 x 1-bed units	6	16 spaces
6 x 2-bed units	12	
TOTAL	18	

The proposal would provide 17 off-street parking spaces which would constitute a shortfall of 2 spaces in relation to the Council's guidance. It is noted that there is other unallocated parking in the area including 47 unallocated spaces in the wider development (outside of the red line).

It is further noted that the application site is in a highly sustainable location, 0.3 miles to the nearest supermarket and 0.5 miles to Bridge Street, leading to the High Street which provides a range of services and facilities for the local community as well as to bus services. The site is also 0.9 miles to Godalming train station and 1 mile to Farncombe train station which serve the mainline railway service to London and Portsmouth.

The County Highway Authority have raised no concerns regarding this slight shortfall. On this basis, Officers are satisfied that the parking provision is acceptable. It is noted that the allocated parking spaces to serve the Ambulance Station approved under application reference WA/2020/0780 are not affected by this development and would be retained for this purpose.

Cycle Parking Provision

The applicant has indicated their intention to provide a series of Sheffield Stands to provide 14 cycle parking spaces adjacent to the north east of the proposed building. The County Highway Authority have recommended a condition requiring the submission and approval of a scheme which would require secure, covered facilities for the parking of bicycles.

10.13. Impact on Ancient Woodland

Paragraph 180 of the NPPF 2021 set out that, when determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. A wholly exceptional reason may include infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

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.

The application site is approximately 33 meters from an area of Ancient Woodland to the south-east. Officers note the comments received from the Forestry Commission on the previous application (WA/2022/01191), however Officers are satisfied that the proposal would comply with their standard advice.

In addition, the proposed building would be well separated from the woodland itself and access for construction and for the development would be oriented away from the woodland. On this basis, Officers are satisfied that the proposal would accord with Policy NE2 of the Local Plan (Part 1) 2018 and the NPPF.

10.14. Effect on Wealden Heaths SPA

The site is located within the Wealden Heaths I SPA 5km Buffer Zone. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPAs in accordance with Policy NE1 of the Local Plan (Part 1) 2018. An appropriate assessment is not therefore required.

10.15. Biodiversity and compliance with Habitat Regulations 2017

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

Policy D1 of the Local Plan (Part 2) 2023 sets out that development should follow the mitigation hierarchy to g)

- i. avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021. The biodiversity net gain should be compared to the baseline and calculated using the most up to date national Biodiversity Metric;
- ii. protect and enhance geological assets.

It is a material consideration that there is an extant permission at the application site which could be implemented. It is noted that this was granted prior to the adoption of Local Plan (Part 2) and therefore the adoption of Policy DM1 noted above.

The application is supported by a Biodiversity Mitigation and Enhancement Plan (Enims, April 2023) and a Biodiversity Metric Calculation 4.0. Surrey Wildlife Trust (SWT) has reviewed these documents and has noted that it is not fully clear what habitat data has been used as the baseline for the biodiversity net gain assessment. SWT notes that a planning history is provided, but it appears as though photographs from 2023 have been used to provide the baseline, rather than survey data from 2014 for the outline application, or 2020 from the reserved matters application.

It is noted that the Chartered Institute of Ecology and Environmental Management advises that a project's ecological baseline conditions are those which exist in the absence of proposed activities, which would mean the habitat survey in 2023 is not the project's ecological baseline.

However, the submitted Biodiversity Metric Calculation Tool 4.0 details that the proposal has the feasibility to provide a measurable gain in biodiversity units. This is positive for the planning application; however, SWT considers that the proposed change in biodiversity units is more a function of a very low habitat baseline, than a landscaping strategy which clearly demonstrates bespoke or outstanding design.

SWT has advised that in the event of an approval, that a condition is attached requiring the submission of a Landscape and Ecological Management Plan (LEMP), to include a final Biodiversity Net Gain Plan. It is advised that the LEMP provides a clear definition of the ecological baseline of the site, and submits a Biodiversity Metric Calculator Tool (4.0, or latest version), which shows a measurable net gain in biodiversity units, with trading rules satisfied. The LEMP should be written by a suitably qualified ecologist.

Officers note that the requirements of the Environment Act, in terms of achieving biodiversity net gain, are not in full force yet pending the enactment of relevant secondary legislation in this regard. Taking this into account, as well as the proposed sustainability credentials of the current proposal (as set out in the 'Climate Change and Sustainability' section below) and given the fallback extant permission, it is considered that the proposed scheme would accord with the requirements of Policy DM1 of the Local Plan (Part 2) and Policy NE1 of the Local Plan (Part 1).

10.16. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include air source heat pumps and additional insulation. The development has been designed in accordance with Waverley's Design Standards for New Council Homes, which surpasses the standard requirements for new dwellings. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

11. Conclusion

The principle of development has already been established through the grant of outline and reserved matters permission for a mixed residential, commercial and community use site. The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area owing to its siting adjacent to other residential properties including flatted blocks. The applicant has made positive design improvements to the previous refused scheme.

The proposal would have an acceptable impact on residential amenity, taking into account the likely impact of the consented scheme.

There would be no adverse impact on highway safety over and above the consented scheme. The shortfall of two off-street parking spaces is not considered to be a cause for concern in this sustainable location.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents. Whilst no private amenity space is proposed, there would be access to publicly accessible open space in close proximity to the site.

The provision of 12 affordable housing units, secured via legal agreement, is considered to be a significant benefit of the proposal.

The planning balance assessment concludes that, whilst the proposal would conflict in part with strategic Policy SS8 of the Local Plan (Part 1) 2018, due to the loss of the commercial and community building, the conflict would have been justified within the

applicants submission and would not significantly and demonstrably outweigh the benefits of providing 12 affordable residential units in a sustainable location. As such, planning permission is recommended for approval.

Recommendation

RECOMMENDATION A

That, delegated authority be granted to the Executive Head of Planning Development to GRANTED subject to the applicant first entering into appropriate legal agreement within 6 months of the date of the Committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to the following conditions and any minor amended conditions deemed necessary :

1. Condition

The development hereby permitted shall be begun before the expiration of three years form the date of this permission.

Reason ; To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition:

The plan numbers to which this permission relates are:

21339 L01 REV A
21339 L02 REV B
CGD185 L03 REV A
21339 P01 REV C
21339 P02 REV C
21339 P03 REV C
21339 P04 REV B
21339 P05 REV C
21339 P06 REV C
21339 P07 REV B
21339 P08 REV B
21339 P09 REV D
21339 P10
21339 P11 REV A
21339 P12 REV B
21339 P14 REV A

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 (Part 1) 2018.

2. Condition:

No above ground 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 (Part 1) 2018.

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. 21339-P01 REV C) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

4. Condition:

The development hereby approved shall not be first occupied unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose. The cycle parking should include provision for electric cycle charging.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

5. Condition:

The development hereby approved shall not be first occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle

charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition:

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. 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 zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) 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:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

8. Condition:

No development shall commence until a 'Landscape and Ecological Management Plan' (LEMP), written by a suitably qualified ecologist. to include

details of:

- a) Description and evaluation of features to be managed, including the adjacent woodland and nearby ancient woodland, and a plan showing the location of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified,
- k) A final Biodiversity Gain Plan, which provides a clear definition of the ecological baseline of the site, and submits a Biodiversity Metric Calculator Tool (4.0, or latest version), which shows a measurable net gain in biodiversity units, with trading rules satisfied.

has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in line with the agreed details so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

9. Condition:

The development hereby approved shall be carried out in strict accordance with the submitted 'CONSTRUCTION TRANSPORT / ENVIRONMENT MANAGEMENT PLAN' by Accura Design and Planning, dated April 2023.

Reason:

In order that the development should protect protected species in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

10. Condition:

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".

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

11. 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).

12. Condition:

Prior to the first occupation of the dwellings here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

13. 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) Confirmation that the 12 flats together with associated parking and bin store will connect into the existing adjacent approved drainage system, with confirmation that capacity is available to receive and attenuate flows.
- b) 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 from increased flood risk.
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) 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 Policies CC2 and CC4 of Local Plan (Part 1) 2018.

14. 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 surface water 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), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC2 and CC4 of the Local Plan (Part 1) 2018.

15. Condition:

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

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

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

(i) All works to be undertaken

(ii) Proposed remediation objectives and remediation criteria

(iii) Timetable of works

(iv) Site management procedures

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

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

16. Condition:

Upon completion of the approved remediation works, a verification report

demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 15 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

17. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 15, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 15 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 15.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 15.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018.

18. Condition:

Prior to the occupation of the dwellings hereby approved a scheme of privacy screening for the first and second floor balconies on the south-eastern elevation shall be submitted to and be approved in writing by the Local Planning Authority, which features permanent 1.8m high opaque screening between all flats and neighbouring occupiers. Thereafter the privacy screening shall be retained and maintained for their designated purpose in perpetuity.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

19. Condition:

Noise resulting from the use of the Air Source Heat Pumps shall not exceed a level of 5dB LAeq below the existing background level when measured according to British Standard BS4142:2019 (or as updated), at a point one metre external to the nearest noise sensitive premises.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policy DM1 of Local Plan (Part 2) 2023.

20. Condition:

Prior to the installation of the Air Source Heat Pumps (ASHP) the following shall be submitted to the Local Planning Authority:

(a) The findings of a noise survey (undertaken in accordance with BS 4142 or such other standard acceptable to the Local Planning Authority) to determine noise levels in the vicinity of the proposed development;

(b) Written details and calculations showing the likely impact of noise from the development

(c) If needed, a scheme of works or such other steps as may be necessary to minimise the effects of noise from the development;

The use of the ASHP shall not commence until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before the ASPH is operational.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policy DM1 of Local Plan (Part 2) 2023.

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 7 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. "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.

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. 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).
5. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. 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.
7. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
8. The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.

9. 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. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
11. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-ourdevelopment/working-near-our-pipes>
If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
12. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Service on 01483 523393.
13. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley which is available on the Waverley website.

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 2021.

RECOMMEDATION B:

That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be REFUSED

Appendices

A – Location Plan

B – Outline Permission (WA/2016/1418) Committee Report



C – Relevant Reserved Matters permission Committee Report (WA/2020/0780)

D – Previous Refusal Committee Report (WA/2022/01191)




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A	Red line amended.	11/04/23
Rev	Amendments	Date

Scale 1:1250

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<small>Do not scale from this drawing except for Planning Application purposes</small> <small>All dimensions are to be verified prior to construction</small> <small>This drawing is prepared for Local Authority approval on behalf of the applicant named below and/or named on the planning or building regulation application forms and may be used for no other purpose. The copyright of the drawing and designs remains the architect's. All copies are for information only about the application; they may be used for no other purpose without the express written permission of Nye Saunders Ltd Chartered Architects.</small>	Project	Project No.	Drawing No.	Revision.	Date	 nyesaunders CHARTERED ARCHITECTS 3 Church Street, Godalming, Surrey. GU7 1EQ <small>Web: www.nyesaunders.co.uk e-mail: info@nyesaunders.co.uk Tel: 01483 418600</small>
	Woodside Park, Cattershall Lane	21339	L01	A	08/2021	
Drawing Title	Scale	Paper Size	Drawn By	Checked By		
Location Plan	1:1250	A3	EY	RLS		

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A1 WA/2016/1418
R Trendle
Woodside Park Properties Ltd
19/07/2016

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 following demolition of existing buildings except the ambulance station together with associated works (revision of WA/2016/0101) (as amended by email received 19/12/2016, plan received 18/01/2017 and Affordable Housing Viability Report received 18/01/2017) at Woodside Park, Catteshall Lane, Godalming, GU7 1LG

Committee:
Meeting Date:
Public Notice:
Grid Reference:

Joint Planning Committee

28/02/2017

Was Public Notice required and posted: Yes
E: 497925 N: 143893

Town:
Ward:
Case Officer:
13 Week Expiry Date:
Neighbour Notification Expiry Date:

Godalming
Godalming Central and Ockford
Jenny Seaman
18/10/2016
26/08/2016

Time extension agreed to:

31/03/2017

RECOMMENDATION A

That subject to the completion of a S106 legal agreement to secure 17% affordable housing, infrastructure contributions towards off site highway improvements, primary education, provision of and public access to rear open space, management and maintenance of on-site SuDS within 3 months of the date of resolution to grant permission and conditions, permission be GRANTED.

RECOMMENDATION B

That, if requirements on Recommendation A are not met, permission be REFUSED.

Introduction

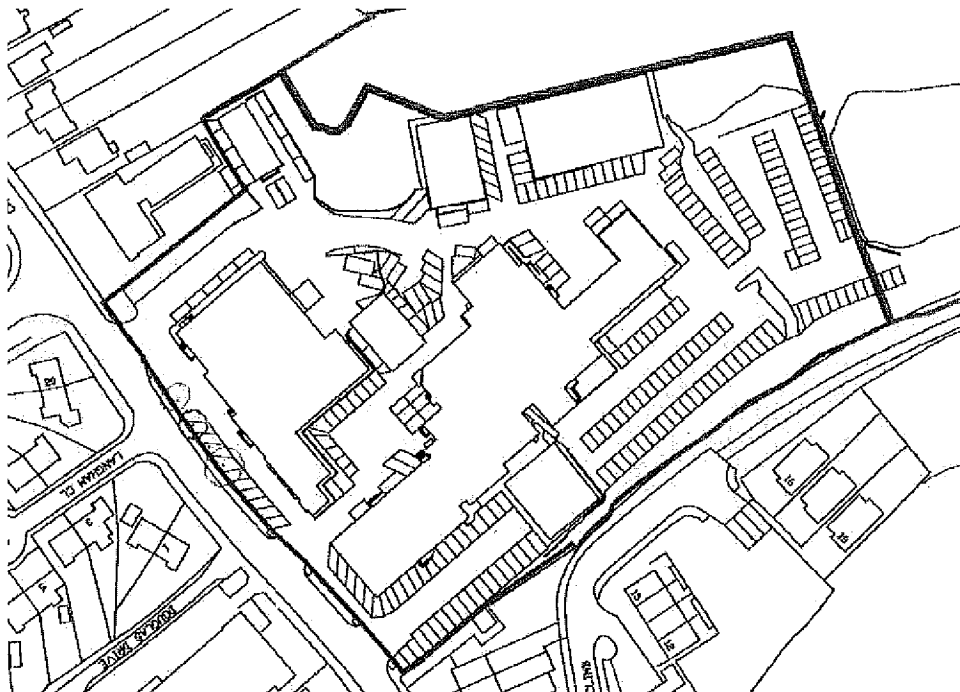
The application has been brought before the Joint Planning Committee because the proposal does not fall within the Council's Scheme of Delegation.

The application was deferred at the Joint Planning Committee on 19/12/2016 for the following reasons:

- An improved indicative layout and design.
- A greater proportion of proposed employment uses in the scheme.
- A reduction in number of residential dwellings.
- A fully worked out parking plan

The applicants have sought to address these matters and have submitted a revised indicative layout plan, which indicates an increase in underground parking provision (66 spaces), an Affordable Housing Viability Report, which results in a reduction of affordable housing provision to 17% and an increase in Class B1 office space from 287 sq m to 574sqm.

Location Plan



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, with the existing buildings constructed into the hillside.

The site comprises a range of modified light industrial and commercial buildings with associated access roads and car parking areas that surround the buildings. The buildings are up to three storeys in height and predominantly massed in the northern part of the site fronting Catteshall Lane. The existing buildings comprise a mix of Class B1 office space, Class B8 storage and distribution, sui-generis car repair uses, Class D1 non-residential institution and Class D2 assembly and leisure uses. These are likely to be the lawful uses.

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 accommodates a number of existing buildings and large areas of hardstanding used for parking and open storage 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 (but do not form part of the current planning application) and are also located within the Green Belt.

Trees provide screening along the western and eastern boundaries of the site, with dense groups of trees to the east and forming the woodland to the south.

In the Waverley Borough Pre-Submission Local Plan Part 1: Strategic Policies and Sites, Woodside Park is identified as a Strategic Site for around 100 homes, community and employment uses (Policy SS8: Strategic Mixed Use Site at Woodside Park, Godalming).

Proposal

The planning application seeks outline permission for the development proposal with all matters reserved for future consideration except for access. If outline planning permission is granted, any details reserved for future consideration would be the subject of future reserved matters application(s).

The reserved matters, which do not form part of the current planning application, include:

- Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development
- Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- Scale - includes information on the size of the development, including the height, width and length of each proposed building

The proposal is for the redevelopment of the existing commercial park to provide up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide 320sq.m for children's nursery (Use Class D1) at ground floor level, with 574sq.m for office (Use Class B1) at first and second floor level, following demolition of the existing buildings, except the ambulance station, together with associated works.

The proposal for up to 100 dwellings will be spread between flats and houses and comprise the following mix:

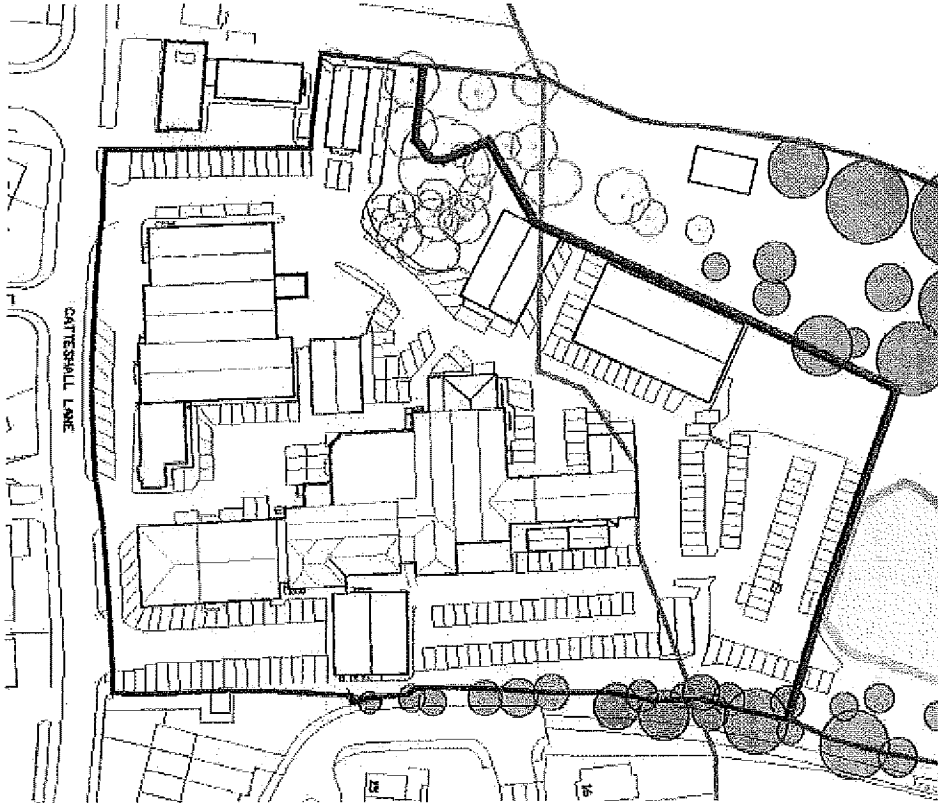
- 30 no. 1 bed / 2 person apartments
- 36 no. 2 bed / 4 person apartments
- 14 no 3 bed / 5 person houses
- 12 no. 4 bed / 6 person houses
- 8 no. 4 bed / 7 person houses

The proposed density of the development is 60 dwellings per hectare.

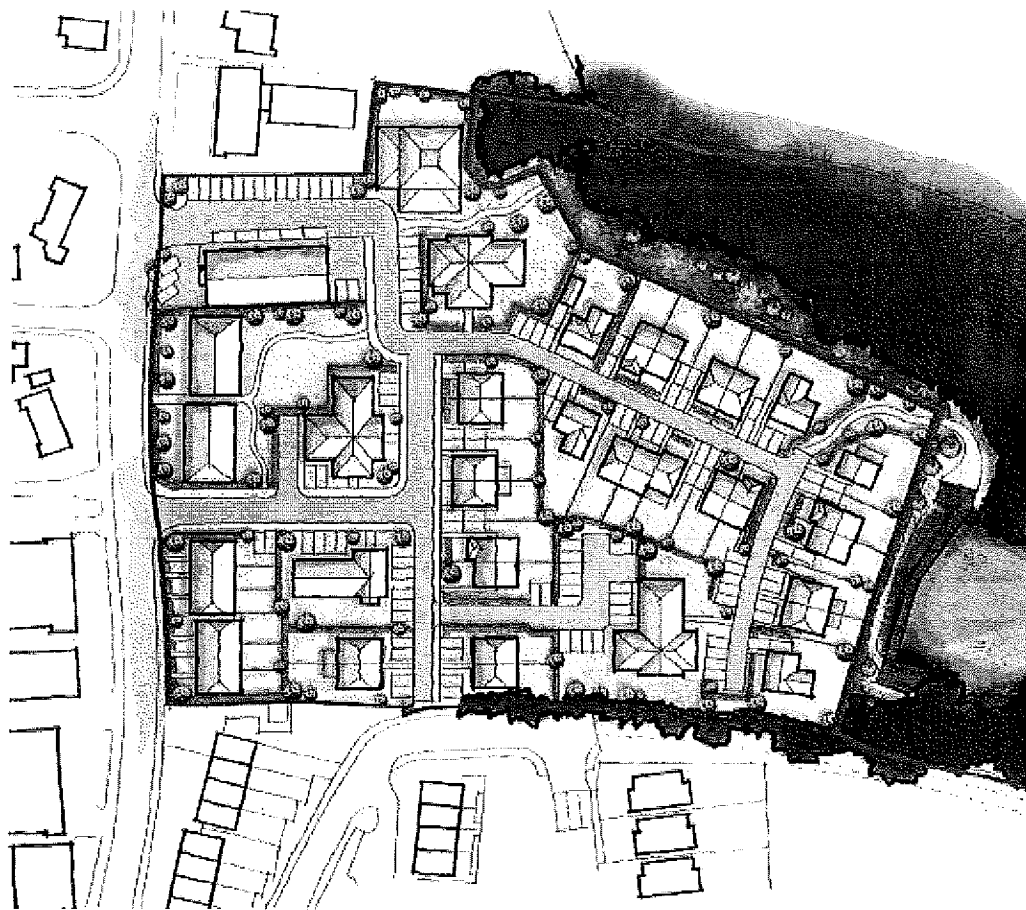
Parking provision will amount to 219 car parking spaces provided across the site. Of the 219 spaces proposed, 23 would be provided as undercroft spaces and 66 would be provided underground. For the 34 houses, cycle parking (one or two spaces per unit) will be accommodated within the curtilage of each plot either in sheds or garages. Cycle parking for the 66 flats (one space per unit) will be accommodated in secure cycle stores.

Existing layout

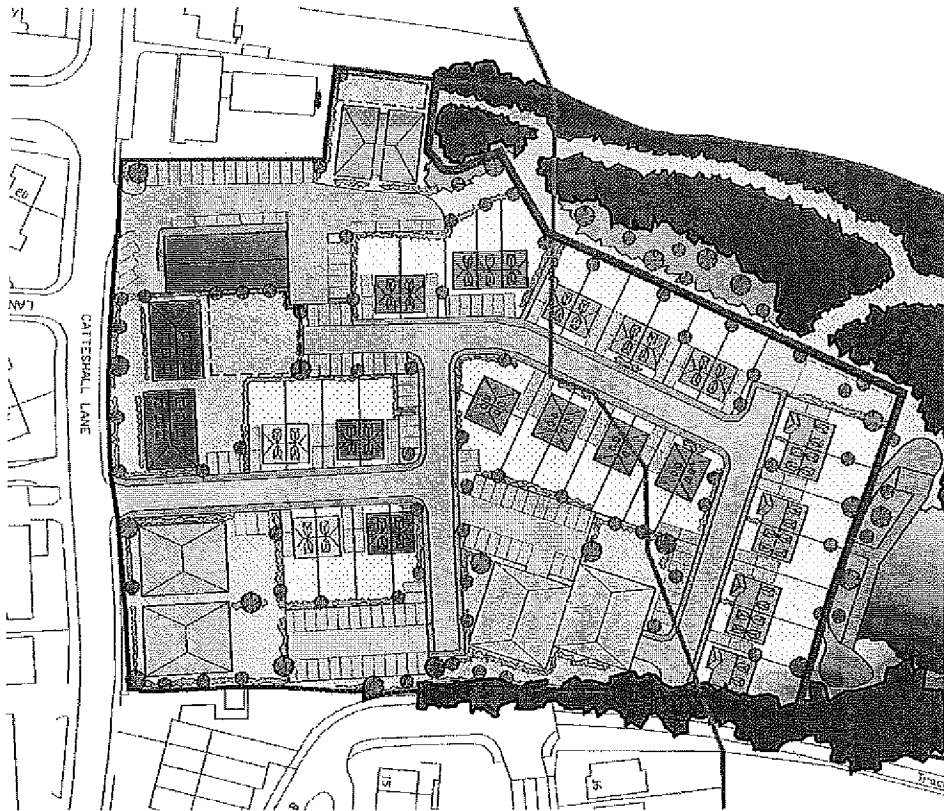
The line through the site shows the boundary of the settlement (developed area to the left of the line and Green Belt to the right of the line)



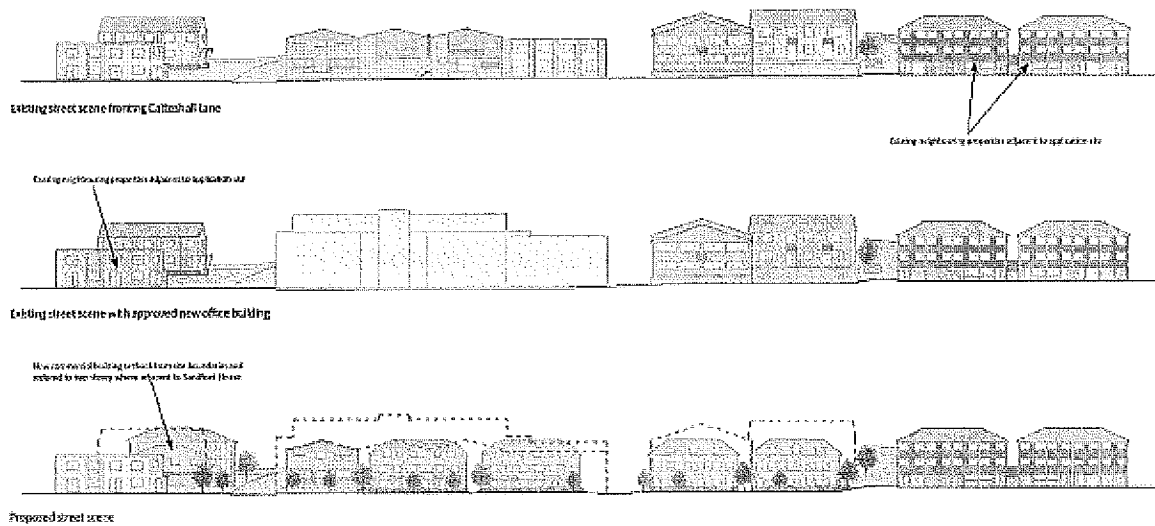
Proposed illustrative layout



Original illustrative Layout



Existing Street scene (top), Street scene of office building approved in 2013 (middle) and Proposed Street Scene (bottom)



PLANNING

The applicants have amended the indicative site layout to address Members reasons for deferral at the Joint Planning Committee in December 2016. This includes the replacement of 2 blocks of flats at the front of the site with houses; reduced amount of visible car parking on the surface through provision of underground parking; greater variances in designs for the dwellings, and improved indicative layout and internal road network.

Heads of Terms

To secure for the County Council:-

1. Section 106 Contributions to County Highways Authority to secure:-

Fund the cost (up to a maximum of £5,000) of advertising and implementing a Traffic Regulation Order (TRO) for the provision of no waiting parking restrictions on the Catteshall Lane boundary of the application site, or an alternative scheme as determined by Surrey County Council.

✓ Prior to first occupation of the 40th residential dwelling to pay to the county council the sum of £100,000 towards the following transport sustainability improvements:

- Pedestrian safety and capacity improvement scheme at the Catteshall Road priority junction with Meadow.
- Provision of new and widened shared use cycle and pedestrian path between the Catteshall Road priority junction with Meadow and the Old Portsmouth Road (A3100) roundabout junction with New Pond Road (B3000).
- Improvements at Godalming Station for additional passenger seating/shelter, automatic door openings to station/access to platform to improve accessibility to the station, improved LED lighting which will help provide a greater feeling of safety for passengers at the station.
- Improvements to bus stop furniture along the bus corridors between the site and the surrounding area by raising kerbs to provide greater accessibility and improving the bus stop furniture to include route & destination information. The improvements will also provide improved bus information by adding the buses serving these routes to the County Council's Real Time Passenger Information system. This will enable residents to have greater & safer accessibility to buses at bus stops

both to & from their destination and have information on buses to & from their destinations.

- Improvements to bus services, working in partnership with bus operators to provide a better passenger transport provision.

2. Section 106 Contributions to County Education Authority; £239,828 towards primary infrastructure

The developer contribution requested for this development would be applied to a project at Farncombe Church of England Infant School to provide internal refurbishment, to allow the school to accommodate more children.

To secure for Waverley Borough Council:-

- Provision of Public Open Space
- Provision of Affordable Housing (17%)
- A contribution of £2119.00 for the provision of refuse and recycling containers

Relevant Planning History

WA/1979/1972	Extension to enlarge garment retail services to provide additional wash room and drying area to the laundry and to provide additional boiler and plant room area.	Approved 05/02/1980
WA/1980/0911	Extension to form additional sorting area for linen and lorry unloading bay	Approved 10/07/1980
WA/1982/0260	Erection of two separate industrial units, comprising one single and one four unit blocks following demolition of canteen building	Withdrawn
WA/1982/0963	Erection of a single block comprising two units for industrial use, including additional car parking, following demolition of canteen	Approved 22/02/1983
WA/1989/1418	Erection of a two storey building to provide office and workshop	Approved 27/03/1990
WA/1990/1453	Erection of six light industrial units (Class B1) with ancillary two-storey office accommodation to two of the	Approved 22/04/1991

	units	
WA/1993/0327	Siting of a portable building for office use (renewal of WA88/0038).	Approved 15/04/1993
WA/1995/0902	Use of premises for pizza preparation and delivery	Approved 17/08/1995
WA/1996/0307	Alterations to elevations.	Approved 13/06/1996
WA/1996/0308	Display of a non-illuminated sign.	Approved 12/06/1996
WA/1998/0408	Erection of first floor extension.	Approved 23/04/1998
WA/1998/0942	Erection of two buildings to provide Class B1 light industrial use with ancillary office accommodation	Approved 05/10/1998
WA/1999/0051	Erection of a two storey building to provide Class B1, units (office/ light industrial) following demolition of existing building	Approved 08/04/1999
WA/2001/0512	Removal of condition 3 of WA99/0051 (condition limits use of ground floor to light industrial use only).	Approved 24/05/2001
WA/2007/1312	Application for consent to display of non-illuminated signs.	Advertisement Consent Granted 27/07/2007
WA/2007/1817	Application for consent to display of non-illuminated signs (follows advertisement consent WA/2007/1312).	Advertisement Consent Granted 04/10/2007
WA/2010/1068	Change of use from Class B1 (Office) to Class D2 (Fitness Centre).	Approved 12/08/2010
WA/2013/0546	Change of use of unit 28 (part) to nursery school	Approved 29/05/2013
WA/2013/0368	Change of use from office to health/day centre	Approved 02/05/2013
WA/2013/0957	Application for a new planning permission to replace extant permission WA/2007/2284 outline application for the erection of a building to provide a replacement ambulance station and office space within class B1(a) and B1(b)	Approved 05/08/2013
WA/2015/1120	Outline application for the erection of	Refused

	87 dwellings and the erection of a building to provide a community use (Class D1) at ground floor level with alternative proposals above. Option 1: Class B1 office use, Option 2: 20 dwellings; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline stage.	15/12/2015
WA/2015/1121	Change of use of woodland to use for purpose of public open space	Refused 15/12/2015
WA/2016/0101	Outline application for the erection of 107 dwellings, including 27 affordable together with the erection of a building of 930 sq. m. to provide a community use (Class D1) at ground floor level with office use (Class B1) above; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline.	Refused 03/06/2016
WA/2016/0102	Change of use of land ancillary to existing commercial park to public open space (Revision of WA/2015/1121)	Refused 03/06/2016
WA/2016/1419	Change of use of land ancillary to existing commercial park to public open space	Pending

Planning Policy Constraints

Southern part of the site:
 Godalming Hillsides
 Green Belt – outside developed area
 Heritage Feature
 Surrey Hills AONB
 AGLV
 Wealden Heaths I SPA 5km

Remainder of site:
 Developed Area of Godalming

Wealden Heaths I SPA 5km

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002

Policies D1, D4, D5, D6, D8, D9, D12, C1, C3, BE5, HE10, H4, H10, CF2, CF3, IC1, IC2, M1, M2, M4, M5, M14 of the Waverley Borough Local Plan 2002.

Waverley Borough Pre-Submission Local Plan Part 1: Strategic Policies and Sites:

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP2: Spatial Strategy

Policy ST1: Sustainable Transport

Policy ICS1: Infrastructure and Community Facilities

Policy AHN1: Affordable Housing on Development Sites

Policy EE2: Protecting Existing Employment Sites

Policy LRC1: Leisure, Recreation and Cultural Facilities

Policy RE2: Green Belt

Policy RE3: Landscape Character

Policy TD1: Townscape and Design

Policy HA1: Protection of Heritage Assets

Policy NE1: Biodiversity and Geological Conservation

Policy CC4: Flood Risk Management

Policy SS8: Strategic Mixed Use Site at Woodside Park, Godalming

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) therefore remains the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. In line with paragraph 215 due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The report will identify the appropriate weight to be given to the Waverley Borough Local Plan 2002.

The Council is in the process of replacing the adopted 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Non-Strategic Policies and Site Allocations) will follow the adoption of Part 1. The new Local Plan builds upon the foundations of the Core Strategy, particularly in those

areas where the policy/approach is not likely to change significantly. The Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 on 19 July 2016. The consultation period commenced in August 2016 and closed on 3 October 2016. On the 21st December 2016 the Council submitted the draft Local Plan Part 1 for Examination. In accordance with paragraph 216 of the NPPF, weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it. It is considered that significant weight can be given to the Pre-submission Plan following its publication on Friday 19 August, given its history of preparation thus far, the iterations of it and the extent of consultation and consideration on it to date. The weight afforded to the Draft Local Plan will increase as the Plan progresses through Examination and onto its adoption in 2017.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Policy Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- Waverley Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Surrey Design Guide (2002)
- Councils Employment Land Review 2014

Consultations and Town/Parish Council Comments

County Highway Authority	No objections subject to conditions and the following: To enter into a Section 278 agreement to provide the following highway works:
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- Construction of proposed modified vehicular site accesses
- Provision of bus cage road markings and improved passenger waiting facilities and information at the westbound bus stop on Catteshall Lane adjacent to the development site
- Provision of improved uncontrolled crossing facilities on Catteshall Lane adjacent to the development site,

Section 106 payments:

Within a period of five years following occupation of the development, if required by Surrey County Council the applicant shall fund the cost (up to a maximum of £5,000) of advertising and implementing a Traffic Regulation Order (TRO) for the provision of no waiting parking restrictions on the Catteshall Lane boundary of the application site, or an alternative scheme as determined by Surrey County Council.

Prior to first occupation of the 40th residential dwelling to pay to the county council the sum of £100,000 towards the following transport sustainability improvements:

- Pedestrian safety and capacity improvement scheme at the Catteshall Road priority junction with Meadow.
- Provision of new and widened shared use cycle and pedestrian path between the Catteshall Road priority junction with Meadow and the Old Portsmouth Road (A3100) roundabout junction with New Pond Road (B3000).
- Improvements at Godalming Station for additional passenger seating/shelter, automatic door openings to station/access to platform to improve accessibility to the station, improved LED lighting which will help provide a greater feeling of safety for passengers at the station.
- Improvements to bus stop furniture along the bus corridors between the site and the surrounding area by raising kerbs to provide greater accessibility and improving the bus stop furniture to include route & destination information. The improvements will also provide improved bus information by adding the

	<p>buses serving these routes to the County Council's Real Time Passenger Information system. This will enable residents to have greater & safer accessibility to buses at bus stops both to & from their destination and have information on buses to & from their destinations.</p> <ul style="list-style-type: none"> • Improvements to bus services, working in partnership with bus operators to provide a better passenger transport provision. <p><u>Further consultation following the submission of an amended illustrative site layout plan.</u></p> <p>Additional response:</p> <p>The County Highway Authority has no comments to make on the amendment/additional information.</p>
County Education Authority	<p>Request a contribution of £239,828 towards primary infrastructure.</p> <p>The developer contribution requested for this development would be applied to a project at Farncombe Church of England Infant School to provide internal refurbishment, to allow the school to accommodate more children.</p> <p>Surrey County Council would not request a contribution for early years infrastructure for this development as this development would include rebuilding the existing provision at Rocking Horse Nursery which currently is able to accommodate up to 52 full time nursery places.</p> <p>At the current time, Surrey County Council would not request a contribution towards secondary education infrastructure as there is sufficient capacity in the local area.</p>
County Local Authority	Lead Flood No objection subject to conditions
County Archaeologist	The application site is large - over the 0.4 hectares which is recommended for archaeological assessment and possibly evaluation under policy HE15 of the Waverley

	<p>Borough Council Local Plan.</p> <p>The application is accompanied by a desk based archaeological assessment prepared by CgMs Consulting that aims to identify and assess the significance of any Heritage Assets with archaeological significance that may be affected, and the potential impact of the proposal on any such assets, so enabling decisions to be made on what further archaeological work is necessary.</p> <p>The Assessment has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that past development of the site will have removed any potential for buried archaeological remains to be present. However, the report does identify that the current factory and laundry buildings date from the late 19th century and are of some local historic interest. These buildings should therefore be considered as a non-designated heritage asset.</p> <p>The Assessment suggests that as the buildings are of local significance a programme of historic building recording in advance of demolition would offer appropriate mitigation for their loss. Agree that this would be a proportionate response and so advise a condition should be attached to any planning permission that may be granted.</p> <p>The Written Scheme should set out proposals for the recording of the buildings to Historic England Level II standard.</p>
Natural England	<p>The application site is in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Thursley, Hankley and Frensham Commons and Thursley, Ash, Pirbright and Chobham Special Protection Area (SPA) and Special Area of Conservation (SAC), respectively, which is a European site. The site is also</p>

notified at a national level as Thursley, Hankley and Frensham Commons Site of Special Scientific Interest (SSSI). Furthermore, the development is in close proximity to the Wey Valley Meadows SSSI.

No objection to the proposal, provided it is carried out in strict accordance with the details of the application, as submitted.

Expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Advise consultation with AONB Conservation Board. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

	<p>Should apply Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p>
<p>Thames Water</p>	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required</p> <p>There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.</p>

	<p>The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed for impact studies to be carried out.</p>
<p>Surrey Hills AONB Planning Adviser.</p>	<p>The rear part of the application site falls within the AGLV. Neighbouring woodland to the east and south of the land edged blue on the site plan as being within the same ownership, lies with the Surrey Hills AONB. No development is proposed within the AONB. The protection of views into and from the AGLV is not protected in the same way as they are for the AONB. The Landscape Character Assessment carried out by consultant landscape architects advising Natural England over the forthcoming Surrey Hills AONB Boundary Review recommended this part of the AGLV as a candidate area (parcel 20-2) for possible inclusion in the AONB.</p> <p>Currently, the AGLV part of the site is used for extensive car parking and occupied in part by a sizeable building. As this is an outline planning application only an indicative layout has been submitted. Semi-detached houses are proposed in the AGLV part of the site.</p> <p>The Planning Authority will need to satisfy itself that if planning permission is granted this proposed level of development could be satisfactorily accommodated on the AGLV part of the site. The illustrative layout suggests an intensive development. But then development on the site generally is already intensively developed and the buildings tend to be of a large scale. The Planning Authority should satisfy itself that a grant of planning permission for this level of development would allow in the AGLV part of the site sufficient space for trees to be planted with room to grow without coming too close to buildings. This would allow views of the development from the north to be softened. Account has been taken that the buildings would be seen against a wooded backdrop and they would not break the skyline.</p> <p>The pond is currently overgrown. The proposals suggest that some thinning would take place which together with the proposed public access to this general area would be welcome and constitute a landscape enhancement.</p>

<p>Environmental Health (Contamination)</p>	<p>Phase 1 Desk study, Woodside Park, Catteshall Lane, Albury S.I. Ltd Report reference 15/10364/NAM – REV3 July 2015 references numerous potentially contaminative former uses at the site including a laundry and vehicle repair/workshops. Intrusive soil sampling is recommended at the site. On this basis and in order to ensure compliance with clause 120 and 121 of the NPPF, recommend that model contaminated land conditions are attached to the planning permission</p>
<p>Environmental Health (Noise and other potential nuisances)</p>	<p>No objections subject to conditions</p>
<p>Waste and Recycling Coordinator</p>	<p>The roads within the development will need to be capable of accommodating a collection vehicle 2530mm wide and 9840mm overall length, with a maximum gross weight of 26 Tonnes. Suitable turning provision to be included.</p> <p>A contribution requested of £2119.00 for the provision of refuse and recycling containers.</p> <p>For the 34 houses space should be available on the property to accommodate the following containers: 1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre brown garden waste bin (Optional subscription service) 1 x 23 litre food waste green kerbside caddy</p> <p>For the 2 No three storey (18 x 1 bed) the following communal waste storage is specified: 2 x 1100 litre 4 wheeled, flat lidded black refuse bins 12 x 240 litre blue recycling bins 1 x 140 litre communal food waste bin</p> <p>For the 2 No three storey (12 x 1 bed, 12 x 2 bed,) the following communal waste storage is specified: 3 x 1100 litre 4 wheeled, flat lidded black refuse bins 15 x 240 litre blue recycling bins 1 x 140 litre communal food waste bin</p> <p>For the 1 No three and a half storey (20 x 2 bed 4 x 3bed)</p>

	<p>the following communal waste storage is specified: 3 x 1100 litre 4 wheeled, flat lidded black refuse bins 15 x 240 litre blue recycling bins 1 x 140 litre communal food waste bin</p> <p>A contribution requested of £2119.00 for the provision of refuse and recycling containers.</p>
Council's Green Spaces Manager	<p>Requests a contribution of £98,750 to provide:- £37,500 towards footpath upgrade in Philips Memorial park £56,250 towards Broadwater Park Changing Room.</p>
Council's Leisure Services Manager	<p>Requests a contribution of £85,500 to provide:- Funding towards the provision of an extension to the gym and dedicated indoor cycling studio</p>
Godalming Town Council	No objections

not justified

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 05/08/2016 site notices were displayed around the site and neighbour notification letters were sent on 22/07/2016.

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

- Although there has been a reduction in the number of dwellings density is still too high/development far too crowded
- Contrary to planning policy H4 as density is above 50 dwellings per hectare and Catteshall Lane is not a major node, nor does it have good quality public transport and nor is it situated along a good public transport corridor
- Linden homes development has a density of 41 dwellings per hectare
- Although parking has been improved there is still an insufficient number of parking spaces
- Traffic congestion is already bad
- Catteshall Lane is already full of parked cars and makes travelling in a car or exiting Langham Close difficult and dangerous

- Prime Place is not yet finished so cannot assess the impact of proposal on local amenities and traffic congestion
- Although height of flats has been reduced they are still right on the kerb which is out of keeping. Houses should be at the front and flats in the middle of the development
- Three storey flats along the road frontage out of character
- Noted by councillors on a recent visit that Woodside appeared to be a thriving business park. Space for these businesses is limited and so businesses on site will have to move elsewhere
- Big reduction on proposed office space
- Why is Ambulance station being kept if it is deemed surplus to requirements? Would this be converted to housing later?
- Loss of privacy to houses in Langham Close
- Godalming is changing for the worse due to overdevelopment
- The green belt argument still stands
- Don't consider proposal overcomes objections to previous proposal

15 letters have been received expressing support for the following reasons:

- Woodside Park has been earmarked for redevelopment for some years. Would rather see a brownfield site like this built on rather than Green Belt.
- People desperately need places to live and this will increase the available number of houses in the area
- Number of houses has been reduced and flats lowered in height
- New amenity area open for residents of Catteshall Lane would be very welcome
- This tired old industrial site is quite obviously a ideal location to re-develop and meet the increasing demand for new housing in the area
- As the owner of a business based at Woodside Park, fully aware of the age and condition of the site and the serious need for its re-development. Clear that a large proportion of the buildings on site have surpassed their life expectancy. Low demand for industrial space both on site and in the surrounding area is clear and occupancy of the site noticeably low. Commercial elements on site will house large majority of existing businesses and where this is not possible the landlord has given reassurances that help will be given in finding alternative premises.
- Traffic will be more spread out with housing than the businesses which start and finish at the same time each day
- Less traffic would be beneficial for the area
- Retention of the ambulance station is very positive
- New modern office space and a purpose built nursery would be very welcome

- As the manager of the Rocking Horse Nursery consider that proposal will provide purpose built, bespoke facilities in a modern eco friendly building (meaning lower running costs), a larger purpose built playground with new equipment and the ability to increase the number of children. The revised scheme relocates the nursery away from the main road whilst providing a significant amount of parking and a designated drop off point which will provide safer and easier access for parents and children

1 letter makes a general observation:-

- If planning consent is granted all construction traffic must be made to access the site from Wharf Road. Linden Homes construction traffic caused congestion and ruined the road surface from the Meadow junction.

Following receipt of an amended indicative site layout, and changes set out under the 'Introduction' section of this report, neighbours were notified of the amendments on 24/01/2017. The following additional letters of representation have been received:

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

- Reduction of affordable housing to 17%.
- The amended site plan does not show where the proposed building type would be located.
- No indication has been given with regard to the height of the buildings.
- Examples of other Linden Homes at 3 and 3.5 storey are overbearing and out of character.
- Consideration should be given to the height of the office development in relation to Sandford House.
- Reference to a proposed LEAP has been removed from the amended layout drawing.
- Parking on Catteshall Lane has become intolerable in recent months.
- The amended scheme is still too intensive and represents an overdevelopment of the site.
- 80 dwellings would be a more suitable number
- The amended scheme does not address the concerns of Members or nearby neighbours.

3 letters have been received expressing support for the following reasons:

- The revised scheme would provide a larger nursery for Rocking Horse Nursery, a larger playground and improved access to the woodland to

the rear of the site. Such facilities would allow the nursery to significantly improve the quality of service provided to children in the area.

- It is clear that a large proportion of buildings on site have simply surpassed their life expectancy.
- The commercial element included in the proposals will house the large majority of the existing businesses and where this is not possible, the landlord has given reassurance that help will be given in finding alternative premises.
- The re-development is essential for the construction of new modern offices and the continued occupancy of the site.
- Without the residential element of the scheme, the provision of new office space would not happen.
- The proposals will provide a significant reduction in traffic using the site – the traffic report clearly shows this.
- The existing site is an eyesore and the proposal would tidy up this area of town and provide a significant amount of new housing on a brownfield site in clear need of redevelopment.
- The revised plan provides an improved layout and more parking.

Submissions in support

In support of the application the applicant has made the following points:

- The redevelopment of Woodside Park Commercial Centre is necessary to provide a long term future for the site, as the existing facilities and uses are not viable anymore.
- All the units on site are dated and no longer suitable for modern business use and will need to be significantly refurbished or demolished and rebuilt to be able to provide for modern office use and needs.
- The site has been continuously marketed for both sale and lettings for in excess of 5 years through various trade publications, such as the Estates Gazette. After exhausting all opportunities, Gascoignes commercial agents were appointed three years ago to re-market the property. This included marketing through the trade and over the last year through the Estates Gazette.
- The marketing exercise undertaken demonstrated that the current mix and provision of commercial use was not viable in the long term in this location and that redevelopment of the same uses would be done at a loss in the current market.
- As the current provision of land use is considered not to have a long-term future, more viable opportunities were explored, in particular residential-led schemes.

- Part of the developed site is within the Green Belt. It is considered that the proposed scale of development in this part of the site will have no greater impact on its openness than the existing and thus should be classified as appropriate in Green Belt terms.
- Regarding the Green Belt, the developed land within could be considered 'previously developed land'
- If it's not considered to be inappropriate development in the Green Belt, the benefits arising from the development including increased biodiversity, smaller massing, reduced traffic related pollution and increased access and enhancement of the visual amenity of the Green Belt, will outweigh the harm and constitute 'very special circumstances'.
- Traffic impacts arising from this development will be reduced from existing by around 50%.

The current application has responded to the reasons for refusal on the previous planning application by:-

- Reduction of the apartment blocks at the front of the site from four to three storey in height;
- Dividing the buildings at the front of the site to provide smaller blocks separated by gaps of 2.5 meters to provide views through the site;
- Number of dwellings reduced to 100, and the proposal for *up to* 100 dwellings;
- Amendments to layout to provide an increased parking provision;
- Retention of the ambulance station following concerns raised by local residents and Councillors at the loss of this community service, and improvements to the site layout accordingly.
- Proposal to infill Green Belt at eastern corner of site removed;
- Units adjacent to the south western of the site repositioned away from the boundary, and amendments to Arboricultural Report to ensure the vegetation forming the screening on this boundary is both maintained and enhanced.

The applicants provided a statement on the future of existing businesses at Woodside Park and made the following points:-

- Woodside Park Commercial Centre currently has 49 tenants providing a range of commercial services, including a personal training gym, a yoga company, various garages, car body repairs and a solicitor.
- The tenants operate out of a mix of industrial, warehouse and office buildings on the estate, which are dated and do not comply with modern occupier requirements; some are not centrally heated, do not

benefit from mains services and do not comply with current Building Regulations.

- Given the obvious limitations of the present buildings, the site owner has been happy to alter them to accommodate new uses, and has also been willing to offer them at low rents to try and ensure full occupancy. Despite this, occupancy varies on a month-on-month basis and has been as low as 58%, with the size of lets usually just one or two people. Had the owner not introduced serviced offices for small lets the occupancy would be even lower.
- Because of the short-term nature of the tenants' rental arrangements, the site owner does not have the necessary financial security to invest in upgrading the present buildings. We have also tried to market the site in its current condition as a Freehold Commercial Investment, based on its existing employment use and current tenancy / income schedule. Unfortunately no party has been willing to purchase the site on this basis.
- Given the poor state of the buildings and the lack of interest from both prospective tenants and commercial investors, it appears that redevelopment is the only way to secure the site's future. The applicants have explored redevelopment options that would enable most of the tenants to remain on-site, providing new office (B1), industrial (B2) or warehouse (B8) space; however we have concluded that these options are not commercially viable. Even if they were viable and the tenants wished to stay, rents would inevitably have to increase to market rates. In commenting on the previous application for mixed use development submitted in April 2015, the Council's Estate Valuation Manager concluded that "the vast majority of the site had no future viable commercial use"
- The applicants have therefore decided to proceed with a planning application to redevelop the site primarily for residential use, providing 100 new homes as well as one 930 sqm building with community use (D1) at ground-floor level and office use (B1) at first and second floor level. The applicants have kept tenants regularly updated on the progress of this application and are working with them to ensure any transition is as smooth as possible.
- Should this planning application be consented, the applicants intend to offer every tenant the opportunity to either move into the new modern commercial building, or will find them alternative accommodation. The new office unit will be available to current tenants but inevitably won't be able to accommodate all of them on-site due to the variety of business uses, and the applicants have already begun finding them alternative accommodation. The applicants have already offered to purchase one property to accommodate tenants, and we are also

talking to another developer to take a head lease on a large unit with a view to sub-letting it to our tenants. In addition, the applicants have appointed a local agent to find accommodation for all those that wish to move or that we cannot accommodate.

- The applicants have also been happy to help our tenants in additional ways. An example of this is the taxi company that currently operates from our site, which still uses an old-fashioned aerial mast system. The applicants have agreed to pay for the company to connect to a modern Uber-type mobile phone app system, making contact with customers considerably easier. Another tenant has need of a high-volume gas supply, and the applicants have agreed that if the applicants cannot find suitable alternative premises with such a supply the applicants shall pay for the installation of a new supply in whichever premises they relocate to.
- Although it is no longer possible for the applicants to maintain these old, unsuitable buildings with low rents, the applicants are committed to using resources to seek out alternative accommodation more suited to the tenants. Regardless of whether they choose to stay or move on, the applicants have decided that building works will not commence for a period of 12 months after planning consent is granted, to allow the tenants the time to ensure that any disruption to their businesses is kept to an absolute minimum.
- The site can only be developed with a reduction in affordable housing provision to 17%, due to the additional costs with the scheme.

Determining Issues

Principle of development

Relevant Planning History

Prematurity

Impact on Green Belt

Impact upon AGLV

Loss of Suitably Located Industrial and Commercial Land

Housing land supply

Housing mix and density

Affordable Housing and viability

Highway considerations, including impact on traffic and parking considerations

Indicative layout and impact on visual amenity

Impact on the Godalming Hillsides

Impact on residential amenity

Provision of Amenity Space

Land Contamination

Archaeological considerations

Flooding & Drainage
Infrastructure
Crime and disorder
Financial Considerations
Climate change and sustainability
Biodiversity and compliance with Habitat Regulations 2010 and effect upon the SPA
Comment on third party representations and Town Council comments
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications
Environmental Impact Regulations 2011
Very Special Circumstances
Development Management Procedure Order 2015 - Working in a positive / proactive manner

Planning Considerations

Principle of development

A small part of the site is located within the Green Belt outside any defined settlement area. Within the Green Belt there is a general presumption against inappropriate development which is, by definition, harmful and should not be approved except in very special circumstances.

The majority of the site is within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenities.

The planning application seeks outline permission for the development proposal with all matters reserved for future consideration except for access. As such, the applicant is seeking a determination from the Council on the principle of the development of the site for residential dwellings, a community use, office use and associated access.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF at paragraph 197 provides the framework within which the local planning authority should determine planning applications; it states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: inter alia any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies within the Framework indicate development should be restricted. In such cases, the presumption in favour of development does not apply. Footnote 9 to paragraph 14 confirms that this relates to sites within the Green Belt, which is relevant in the determination of this application.

The loss of suitably located industrial and commercial land is resisted in accordance with Policy IC2. In giving consideration to applications which conflict with this policy, the Council will require the applicant to demonstrate that there is no need for the site to be retained for employment purposes.

The proposal involves a substantial redevelopment of the site and as such the impact of the envisaged traffic movements on highway safety and capacity will be considered and the County Highway Authority will be consulted.

The proposal is for a substantial residential development and as such the Council's policies on housing density, size of dwellings and affordable housing are relevant.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.

Planning history and differences with previous proposal

The planning history is a material consideration.

Planning application reference WA/2015/1120 was refused for the following (summarised) reasons:-

- Need for some employment to be retained on site
- Level of affordable housing and mix of housing inadequate
- Layout did not demonstrate an acceptable relationship between uses, parking and open space and did not provide on site play space
- Did not demonstrate that the existing mains drainage system has capacity for new development
- Failed to enter into a legal agreement to secure highways improvements and necessary infrastructure contributions

Planning application reference WA/2016/0101 was refused for the following (summarised) reasons:-

- Failed to demonstrate that the number of dwellings and employment floor space could be adequately accommodated on site without causing material harm to the visual and residential amenities of future residents. This would be due to the cramped layout, loss of trees and insufficient car parking.
- The proposed change of use of the south-eastern section of the site would constitute inappropriate development within the Green Belt. No 'very special circumstances' exist that would outweigh the harm by way of its inappropriateness.
- Failed to enter into a legal agreement to secure highway improvements, necessary infrastructure contributions and to secure affordable housing

The differences between the current proposal and the previous application are:-

- Reduction of the apartment blocks at the front of the site from four to three storey in height;
- Dividing the buildings at the front of the site to provide smaller blocks separated by gaps of 2.5 meters to provide views through the site;
- Number of dwellings reduced to 100;
- Amendments to layout to provide an increased parking provision;
- Retention of the ambulance station following concerns raised by local residents and Councillors at the loss of this community service (and

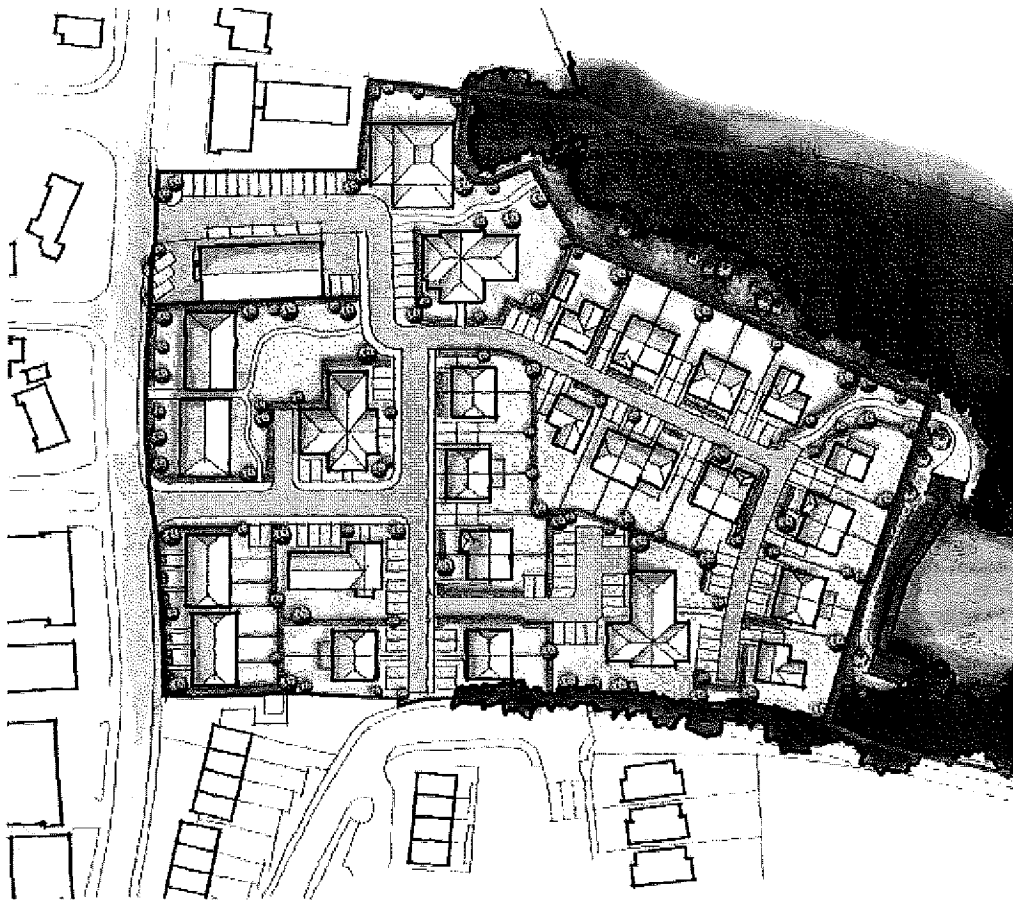
due to no firm decision by the ambulance service on whether they wish to stay on the site or not in the future), and improvements to the site layout accordingly.

- Proposal to infill Green Belt at south eastern corner of site removed;
- Units adjacent to the south western of the site repositioned away from the boundary, and amendments to Arboricultural Report to ensure the vegetation forming the screening on this boundary is both maintained and enhanced.
- Mix of dwellings change to include an increase in provision of 1-bed dwellings and reduction in 2 and 3-bed dwellings.
- Reduction in office floorspace provision.

Following the deferral of the application on 19/12/2016 by the Joint Planning Committee, the following has been amended:

- Replacement of 2 blocks of flats at the front of the site with houses.
- Reduction in visible surface parking provision through the provision of underground parking.
- Greater variances to the proposed designs of the dwellings.
- Alteration to internal site layout and road network.

Proposed indicative Site Layout



The test for Members is whether having regard to the changes; the current proposal has overcome the objections to the previously refused scheme, has addressed the Members reasons for deferral at the JPC on 19/12/2016, and is acceptable in its own right.

Prematurity

Annex 1 of the National Planning Policy Framework explains how weight may be given to policies in emerging plans. However, in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

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

Officers conclude that while the Pre-submission Local Plan has been submitted to government, this is still subject to examination by the Secretary of State for Communities and Local Government and the Godalming Neighbourhood Plan is at an early stage in its development. In addition, whilst the site forms a draft Strategic Housing allocation in the Draft Local Plan, its scale is not so significant, nor considered cumulatively with other development, would it undermine plan making process. Having regard to the advice of the NPPG, officers consider that a reason for refusal on prematurity could not be substantiated.

Impact on Green Belt

Part of the site is located within the Green Belt outside any defined settlement area. Within the Green Belt there is a general presumption against inappropriate development which is, by definition, harmful and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF states that when considering any planning application, 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, is clearly outweighed by other considerations.

Paragraph 89 of the NPPF sets out that the construction of new buildings should be regarded as inappropriate development, exceptions to this include:

- Buildings for agriculture and forestry;

- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposed residential development is considered to fall within one of the exceptions listed above: the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, subject to the relevant assessment.

The NPPF 2012 defines previously developed land as:

“...land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”

Officers are satisfied that the current condition and planning history of the site indicate that the site is previously developed land that accords with the definition of the NPPF 2012. It also includes the curtilage of the developed land and includes the siting of hardstanding and car parking areas associated with the previous commercial use of the site.

Under paragraph 89 of the NPPF 2012, redevelopment of previously developed sites will not amount to inappropriate development where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

There is no policy definition of the term 'openness' as referred to under Green Belt policy. Case law, however, indicates that openness may be best thought of as the freedom or absence of development.

Furthermore, in assessing appeal APP/R3650/D/13/2199065 ('Oldwicks Copse, Godalming'), the Inspector considered the meaning of openness: 'The term 'openness' is not defined but can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site coverage. That is to say its quantum and its physical effect [on the appeal site] rather than any visual or other impact on its surroundings'.

Therefore, openness can be considered to be the absence of built form and is primarily concerned with the quantum of development rather than any visual impact on its surroundings.

Whilst the proposed application is in outline form, the applicants have provided an assessment of the existing building capacity and the likely overall capacity of the proposed dwellings and commercial buildings.

At present there is a building volume of approximately 4,814 cubic metres within the Green Belt, consisting of a large three storey industrial building, the inclusion of sections of two other industrial buildings and a large area of hardstanding. This will be replaced by a building volume of 4,775 cubic metres and replacement of hardstanding with gardens. These new buildings will be two-storey in height and would have a reduced volume from the existing buildings within the Green Belt and so would reduce the impact on the openness of the Green Belt. Furthermore, the amended scheme would provide 66 car parking spaces underground, which would further reduce the impact on openness of the proposal.

The indicative drawings suggest that some of the buildings would be 3 storeys in height. However, these buildings are shown in part of the site that falls within the developed area of Godalming. Those buildings proposed on land within the Green Belt are all indicated as being 2 storeys in height. As a result, these would be lower than the existing 3 storey building and of a similar height to the section of structures which already exist within the Green Belt section of the site.

Consequently, the proposed residential development is considered to not constitute inappropriate development within the Green Belt, according to paragraph 89 of the NPPF 2012, and Policy C1 of the Waverley Borough Local Plan.

Impact upon the AGLV

Part of the southern most part of the site is located within an Area of Great Landscape Value wherein Policy C3 of the Local Plan 2002 states that development should serve to conserve or enhance the character of the landscape. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Officers note that this part of the site is already developed with hard surfacing and provides car parking spaces to serve the existing uses on the site. The land is therefore read within the context of the existing commercially developed parts of the site and does not contribute significantly to the wider character of the designated AGLV. Whilst this area of the site would be developed with buildings, rather than hard surfacing only, the new buildings would be read in the context of the wider redevelopment of the site.

On that basis, officers consider that there is no objection to the scheme on landscape grounds and the proposal is considered to accord with Local Plan Policy C3.

Impact on trees

There are no Tree Preservation Orders on the site and the site is not in a conservation area. There are no trees of any significance on the part of the site where the proposed development is located and the council's landscape and trees officer has not raised objections to the removal of the trees.

The landscape and tree officer raises concern that space to provide landscaping is limited and considered that new tree planting should be primarily focused to build frontages and with sufficient space adjacent to communal areas such as car parking areas to enable some trees of future stature to be integrated within the layout. The officer also notes that the pond is neglected and controlled management would likely be beneficial, the primary constraint being impacts on ecology. Overall, officers are satisfied the proposal would not cause the loss or harm to trees of significant public amenity value. The amended indicative layout includes 6 houses which would front the public road, which would allow for soft landscaping in the front gardens.

Loss of Suitably Located Industrial and Commercial Land

The NPPF establishes that within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles include that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

At paragraph 18 the NPPF highlights the Government's commitment to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

At paragraph 22, the NPPF sets out that planning policy should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Paragraph 160 of the NPPF states that Local Planning Authorities should have a clear understanding of business needs within the economic markets operating in and across their area. Paragraph 161 requires local planning authorities to assess the needs for land or floorspace for economic development and assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs.

Waverley Borough Local Plan 2002 is consistent with the NPPF with regards to securing economic growth. The Keynote Policy of the Local Plan states: "The Council, through the Local Plan, will seek to maintain and improve the quality of life in Waverley without compromising the ability of future generations to meet their needs and to enjoy a high quality environment. This means protecting and enhancing the Borough's environmental quality and

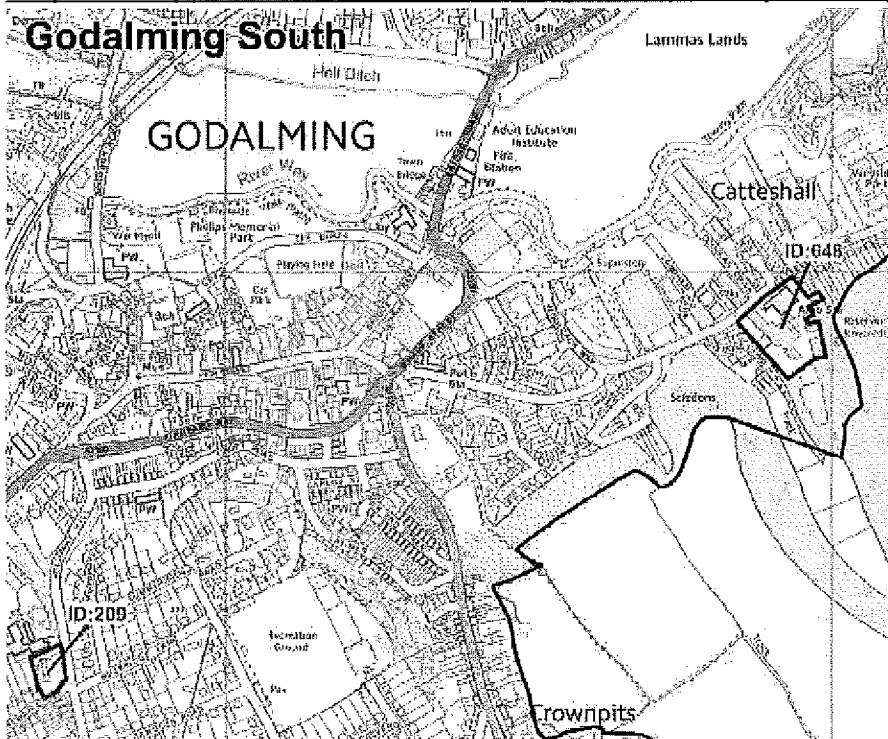
providing for homes, jobs, infrastructure and services without undermining the value of the built, natural and man-managed environmental resource.”

Taking account of the planning context for Waverley, the Keynote Policy can be developed into a number of aims relating to the themes of inter alia securing a healthy economy. Aim 5 of the Local Plan seeks to help to achieve a healthy economy in a way which conserves and enhances the quality of the Borough’s environment and infrastructure.

The application site was identified as a rejected site for housing within the Council’s published Strategic Housing Land Availability Assessment (2014) due to the loss of employment land that would result.

However, in the Land Availability Assessment 2016, Appendix 2, Woodside Park (ID:648) is identified as a potential housing site to provide 100 dwellings.

Map from Appendix 3: Potential Housing sites (LAA April 2016)

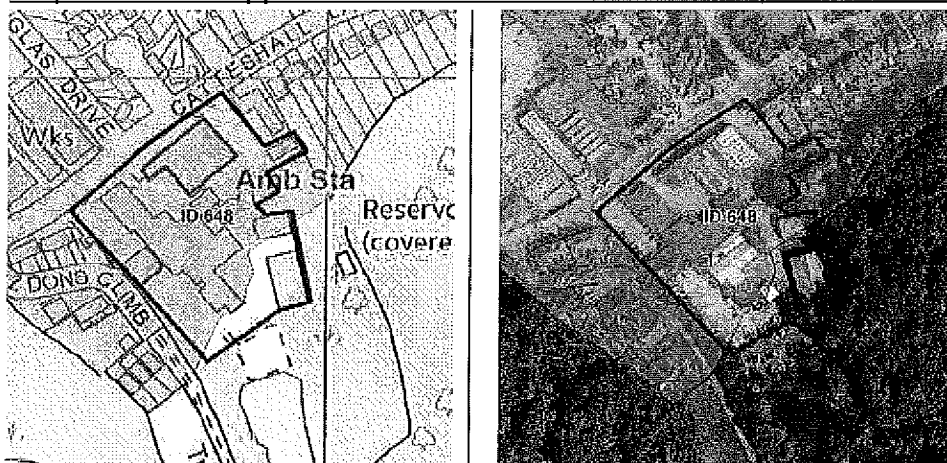


The Land Availability Assessment 2016 assessed the suitability of the site as follows:

“Whilst part of this site lies within the Green Belt, given that the site is previously developed land it is considered that redevelopment proposals have the potential to constitute appropriate development within the Green Belt. There is potential for a mixed use development subject to the loss of employment space being addressed. Given previous uses as both a laundry

and vehicle repair workshop there is potential for contamination to be found on site. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project-specific Habitats Regulations Assessment will be required”.

Map from LAA Appendix 4b: Detailed assessment of potential sites



In the Waverley Borough Pre-Submission Local Plan Part 1: Strategic Policies and Sites, Woodside Park is identified as a Strategic Site for around 100 homes, community and employment uses (Policy SS8: Strategic Mixed Use Site at Woodside Park, Godalming).

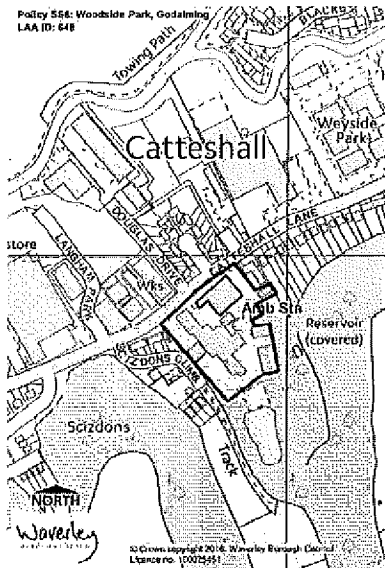
In paragraph 18.27 of the Waverley Borough Pre-Submission Local Plan Part 1: Strategic Policies and Sites it states as follows:

This 1.6 hectare site (ID 648 in the LAA) is located on the southern side of Catteshall Lane to the east of Godalming. It is currently in mixed light industrial / commercial use. Whilst part of the site lies within the Green Belt, given that the site is previously developed land it is considered that redevelopment proposals have the potential to constitute appropriate development within the Green Belt. Given previous uses as both a laundry and vehicle repair workshop there is potential for contamination to be found on site. The site lies within 5 km of the Wealden Heaths Phase I SPA. It is anticipated that this site would be delivered by 2021.

Policy SS8: Strategic Mixed Use Site at Woodside Park, Godalming

Land at Woodside Park, Godalming as identified on the Adopted Policies Map and on the plan below, is allocated for around 100 homes, community and employment uses subject to the following:

- a) The appropriate mitigation being undertaken for any contamination which may be found on the site.
- b) The achievement of satisfactory detailed access arrangements to the development onto Catteshall Lane.



The Council's Employment Land Review (ELR), which was updated in 2014, provides an analysis of the Borough's employment land supply as well as an assessment of the likely demand for employment land and premises up until 2031. The ELR is a supporting document, which is to inform the emerging Local Plan and therefore is not an adopted Policy document, but is a material consideration in the determination of this application.

The ELR includes three different scenarios, an Experian based scenario, a Higher growth scenario and a Trend based scenario, which all suggest a different need for the Borough. The ELR recommends that a scenario that is more realistic and better aligned to the Council's policies and aspirations lies between the Experian based scenario and the Trend based Scenario. Taking the middle point between the Experian based scenario and Trend based scenario, the ELR found that there is a demand for some 16,000 sqm of additional B1a/b floorspace in the Borough by 2031. However, there would be limited demand for additional B2 and B8 class uses.

The ELR found that the key challenge for Waverley will be to safeguard its good quality employment sites in order to be able to meet the needs of local businesses, while releasing surplus industrial and warehousing land that is not fit for purpose in order to help relieve the strong housing pressures. However, it does recommend that opportunities for bringing forward new employment land and the redevelopment / intensification of existing allocated sites should be considered.

The loss of suitably located industrial and commercial land will be resisted. Sites will be regarded as being suitably located where they meet one or more of the following criteria:-

- (a) the continued use of the site for commercial or industrial purposes would not have a materially adverse impact on the local environment or the amenities of nearby residents;
- (b) they lie within or close to residential areas which can provide a source of labour;
- (c) they are conveniently located to customers/markets and to other firms;
- (d) they are located where the highway network can satisfactorily absorb the traffic generated; and
- (e) they are conveniently served by public transport and/or are conveniently accessible from nearby residential areas by walking/bicycle.

Areas of suitably located industrial and commercial land over 0.4 hectares (1 acre) are identified on the Proposals Map.

The existing units on site comprise various units, which equates to approximately 1,375 sq. metres of Class B1 (a) (office) floor space, 695 sq. metres of Class B1(c) (light industrial) floor space, 1,337 sq. metres of Class B2 (General Industry) floor space and 2462 sq. metres of Class B8 (storage and distribution) floor space. A Class D1 (Nursery) use also exists on-site; however, the specific floor area of this use has not been made available. A Class D2 (gymnasium) use also exists following the change of use of 255 sq. metres of Class B1 (a) (office) floorspace. This equates to a total of 7,240 sq. metres of available floor space.

The site is well located in terms of access to the strategic highway network, access to Godalming Town Centre, access to a centre of population (Godalming) capable of providing source of labour, and is conveniently located in terms of access to public transport. The site is identified on the Proposals Map as being suitably located, and the above assessment confirms that the site still continues to meet the criteria of Policy IC2. Therefore Policy IC2 of the Local Plan is engaged.

Policy IC2 of the Local Plan requires that in giving consideration to applications which conflict with this policy the Council will require the applicant to demonstrate that there is no need for the site to be retained for employment purposes. Officers consider that in practical terms, the requirements of Policy IC2 and the guidance on market signals contained within paragraph 22 of the NPPF can be tested by assessing the effective market demand for the site.

In seeking to demonstrate that there is no need for the site to be retained as industrial and commercial land, the previous application (WA/2015/1121) was supported by a Commercial / Marketing report which was undertaken by Gascoignes Chartered Surveyors in April 2015. The report assessed the need for the site for employment purposes and provided evidence of the site's marketing since the current owner acquired the site in 2006.

The applicants' own assessment confirmed that there was not a need for the entire site to be retained for industrial / commercial uses; however, there remained a need for an element of employment floorspace to be retained on-site. The Council's Estates and Valuation Manager recommended that an element of small units should be maintained / provided on site to meet a local need.

In respect of the evidence presented by the applicants and the statement on the future of existing businesses, officers would comments as follows.

A number of the uses on site are not uses traditionally found on industrial and commercial estates. (Uses normally encouraged on such sites being light and general industrial, research, offices, warehouses, storage and distribution). Uses such as a gym, yoga centre, solicitors do not need to locate in an industrial estate and have greater opportunities to find sites elsewhere, such as within town centres/shopping areas. Nevertheless, such uses provide employment possibilities.

It is assumed that a number of non traditional uses are on site due to the outdated nature of the buildings and due to the owners of the site trying their best to secure occupancy of the site.

Buildings on site will continue to deteriorate if the owners cannot secure full occupancy and long term leases to provide them with the necessary financial security. Further deterioration of the buildings will increase the difficulties in securing occupancy of the buildings.

The applicants appear to have done all they can to market the site, with no success, and from all the evidence available it seems unlikely that they could viably develop the whole site for industrial and commercial purposes.

There is little to be gained from trying to ensure that the whole site is developed for industrial and commercial uses when the market signals point to there being no viable prospect that such development will be brought forward. The NPPF sets out that planning policy should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

There may be some uses normally found in an industrial estate, such as general industrial uses, that would not be appropriate on the site since it is surrounded by residential properties.

The proposal does mean that some of the existing businesses could remain on the site so there will be employment opportunities available on the site. The applicants have also shown a clear commitment to help those who cannot remain on the site, including looking for sites that they could buy to provide alternative accommodation.

In light of the evidence submitted demonstrating that the site in its current form is not a viable entity, nor is wholesale redevelopment viable, the loss of the entire site is regrettable but must be accepted.

The evidence provided by the applicant and the Council's Estate Team does, however, suggest the need to retain some employment space. This therefore forms a part of the application which retains some employment space on the site, including the retention of the ambulance station and provision of 574sqm of office space. The amended proposal increases the provision of B1(a) office space from 287sqm to 574sqm. Further, the loss of employment use of the site was not a reason for refusal under the previous application WA/2016/0101 (this application included the same quantum of office/employment floorspace as the amended scheme now proposes), and there has not been any material change in circumstances in terms of need and viability since the previous decision of the committee on WA/2016/0101.

Housing Land Supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 47 of the NPPF states that local planning authorities should use their evidence bases to ensure their Local Plan meets the full needs for market and affordable housing in the Borough, and should identify and update annually a five-year supply of specific and deliverable sites against their housing requirements. Furthermore, a supply of specific, developable sites or broad locations for growth should be identified for years 6-11 and, where

possible, 11-15. LPAs should also set their own approach to housing density to reflect local circumstances and to boost significantly the supply of housing.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development.

On 1 February 2017, the Council published an updated five year housing supply position statement. The statement sets out the housing requirement for the next five years based on West Surrey SHMA figures and various components of housing supply that the Council expects to come forward in that period. As it stands, the supply of housing is 5.79 years worth of the housing requirement. Therefore, the Council can demonstrate in excess of the requirements of paragraph 47 of the NPPF.

Notwithstanding this point, the 100 dwellings as proposed forms a part of the above supply in the Council's most recent assessment, and therefore makes a significant contribution to housing supply.

Housing Mix and Density

The NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Local Plan 2002, in respect of housing mix, is considered to be broadly consistent with the approach in the NPPF. It outlines the Council's requirements for mix as follows:

- a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,
- b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,
- c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The West Surrey Strategic Housing Market Assessment September 2015 (SHMA) provides an updated likely profile of household types within Waverley.

The evidence in the SHMA is more up to date than the Local Plan, however, the profile of households requiring marking housing demonstrated in the SHMA is broadly in line with the specific requirements of Policy H4.

The density element of Policy H4 is given less weight than guidance in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances. 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 follow 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%

The current application proposes the following mix of dwellings on site:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
	30 units (30%)	36 units (36%)	14 units (14%)	20 units (20%)

Whilst it is accepted that the proposal provides a higher number of 1 and 2 bed units than that recommended in the SHMA, officers consider that the indicative mix of housing would provide a suitable mix of house types, sizes and tenures of market and affordable homes to comply with evidence contained within the West Surrey Strategic Housing Market Assessment 2015 and Policy H4. The mix of affordable housing provision would comprise 8 x 1-bed, 5 x 2-bed units and 4 x 3-bed units. The mix of affordable housing proposed would provide a good mix that would help meet the need for affordable 1, 2 and 3 bed dwellings.

Affordable Housing and Viability

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority. As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

This site is located in part within the developed area of Godalming and partly within the Green Belt. The Council's existing planning policy is to retain suitably located industrial and commercial land, as set out in Local Plan Policy IC2. However, paragraph 22 of the NPPF states that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Local Plan Policy H5 requires at least 25% affordable housing on qualifying sites with a density above 40 dwellings per hectare; this policy only applies to sites within settlements, with part of this site falling into the Green Belt. A higher level of affordable housing than would otherwise have been required is a significant community benefit which could be assessed when considering whether the objections in principle to the development of this site can be outweighed. 40% affordable housing on schemes outside the developed area has already been agreed on sites in the Borough at Amlets Lane, Cranleigh; Sturt Farm, Haslemere; Furze Lane, Godalming; and Crondall Lane, Farnham.

The West Surrey SHMA (2015) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The Council's Housing Enabling Manager has recommended that all affordable tenures must meet the definitions set out in Annex 2 of the NPPF. The Council's Strategic Housing Market Assessment recommends 70% of new affordable homes to be for rent and 30% to be for intermediate tenures, although account must now be taken of the recent changes to rent levels. The proposed affordable housing mix would include 6 as affordable rent (35%) and 11 as intermediate tenures (65%). This mix has been informed by a Viability Assessment.

The affordable housing provision on new sites should have the same appearance as the market housing in terms of details, build quality, materials etc. so that the tenures are indistinguishable.

Officers consider that the proposed affordable housing should be integrated within market housing in order to create a mixed and balanced community so that the affordable housing is not to be easily distinguishable from market housing. In any subsequent reserved matters application, the affordable housing would need to be integrated within the market housing, distributed in small clusters across the site, which the design allows for within this development.

A legal agreement is required to secure the provision of affordable housing.

An amended illustrative site layout and Affordable Housing Viability Assessment, undertaken by Woodside Park Properties Ltd dated January 2017, has been submitted in the course of the assessment of the application since the deferral on 19/12/2016.

As part of the amendments to the scheme, the provision of affordable housing has been reduced from 25 units to 17 units. The affordable housing mix would be as follows:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Units	8 (47%)	5 (29%)	4 (24%)	0 (0%)	17 (100%)

This would be broken down into the following:

Unit Type	Tenure Type	No of units
1-bed flat	Affordable rent	2 ✓
2-bed flat	Affordable rent	2 ✓
3-bed house	Affordable rent	2 ✓
1-bed flat	Intermediate	6 ✓
2-bed flat	Intermediate	3 ✓
3-bed house	Intermediate	2 ✓
Total		17 ✓

Affordable rent units would amount to 6 units (35%) and intermediate units would amount to 11 units (65%).

The Viability Assessment addresses the financial viability, and sets out that redevelopment of the site would only be deliverable at this reduced rate of affordable housing provision, whilst allowing the scheme to make a reasonable developer's return.

This report takes account of a number of additional construction costs which have been identified since the previous financial viability report (in relation to WA/2016/0101 seeking permission for 107 dwellings) and following further on-site assessment since the deferral of this current application on 19/12/2016. These include the following:

- Infiltration testing on site in order to investigate the ground conditions on the site. These tests have identified a variable water table across the site, resulting from the lake at the highest point of the site and the slope of 9 metres down to the lowest point of the site, coupled with the existence of a number of natural springs. This necessitates the requirement for pile foundations throughout the site: Structural engineers have recommended the use of CFA piles with reinforced ground beams and clay heave protection. This has also determined the type of SuDS drainage scheme that could be achieved on site.
- Level of parking provision has been increased to provide 66 underground parking spaces and 23 undercroft spaces, which has added a significant additional cost to the construction. This is proposed in order to address one of the reasons for deferral by Members at the Joint Planning Committee on 19/12/2016.
- The proposed layout is more detailed and the applicant's structural engineers have therefore been able to calculate the costs of retaining walls, which are included within the viability costs.
- All the general costs as per the original viability report have been included.

The conclusions of the Applicant's Viability Report are as following:

- The revised application reduces the number of units to 100 and provides an increased element of commercial on the site through the retention of the ambulance station.
- There are additional construction costs (as outlined above).
- Taking into account the identified additional cost parameters, the site can only be developed if affordable housing is provided at the reduced level of 17%.

The Council has sought the views of an external valuation specialist, 'DVS Property Specialists', with regard to the submitted viability information.

DVS Property Specialists have advised that the level of affordable housing provision has largely been affected due to the provision of the underground

parking provision costs associated. The DVS agree with the applicant's viability assessment that 17% affordable housing provision is the reasonable amount that could be provided on the site, given the costs associated with the proposed development. The DVS further outline that if the abnormal costs are substantiated the scheme certainly could not provide any more than 17% affordable housing reflecting the applicant's tenure mix and a case could be made for the figure to be lower than this. Among the highest costs for the development is the provision of the underground parking and remediation works for site contamination. The DVS have outlined that the current cost adopted by the developer for the underground car parking is at the lower end of the range often considered for underground car parks. The costs of the underground car park could therefore be higher than stated, which could further affect the viability of the scheme.

Given the advice received, it is considered that the amount of affordable housing provision would be acceptable in this instance, as it has been demonstrated that this is the maximum that could be provided to make the scheme viable, taking into consideration the overall costs associated with developing the site. As such, a departure from the Local Plan requirement for affordable housing is accepted in this instance.

Highway considerations, including traffic and parking considerations

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 states: "All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

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. Development proposals should comply with the appropriate guidance as set out within these documents.

The application is accompanied by a Transport Assessment (TA) which assesses existing transport conditions in the area and assesses the impact of the proposed development. The County Highway Authority has considered the submitted Transport Assessment and has confirmed that from a highway safety and capacity point of view, the proposed development would not have a severe impact upon highway safety, subject to an appropriate agreement being secured for improvements to the local highway network.

The current site is occupied by 1,630sqm of Class B1; 695sqm of Class B1c; 1,337sqm of Class B2; 2,462sqm of Class B8, 715sqm of Class D1 and 401sqm of Class D2. The trip rate analysis shows that the permitted site uses have the potential to generate some 188 two-way vehicular trips in the weekday morning peak hour and some 172 two way vehicular trips in the evening peak hour.

The site is proposed to be redeveloped to provide up to 100 dwellings and a building to provide a community use (Use Class D1) at ground floor level (320sq.m) with office space above (Use Class B1) (574sq.m). The existing ambulance station would also be retained.

An analysis of the trip generation of the scheme has shown that the development proposal is likely to generate the following two-way vehicle movements: 81 in the morning peak hour and 78 in the evening peak hour. This represents a reduction in traffic when compared to the potential trip generation of the permitted uses on the site in both the morning and evening peak hour of circa 50% in both periods. The proposed scheme would therefore have a positive impact upon the network capacity of the highway.

Subject to conditions and implementation of the above improvements, the proposal is considered to be acceptable on highway safety and capacity grounds and would not result in severe residual cumulative impacts. The County Highway Authority has reviewed the revised indicative layout and increase of B1 office space, and raise no concerns or additional conditions or requirements.

In terms of parking provision, the Council has adopted its own parking guidelines, which requires the following parking provision to be made: 1 bed: 1 space per unit; 2 bed: 2 spaces per unit; 3 bed +: 2.5 spaces per unit; B1 Office – Range between 1 per 30sqm to 1 per 100sqm under the threshold of 2500sqm. D1 Non-residential institutions and specifically a Day Nursery are based upon an individual assessment/justification.

Parking requirements for residential

No. of units	Dwelling Type	Recommended parking WBC guidelines	Recommended Parking SCC guidelines
30	1 bedroom flat	1 space (30)	1 space (30)
36	2 bedroom flat	2 spaces (72)	1 space (36)
14	3 bedroom house	2.5 spaces (35)	1+ space (14)
20	4 bedroom house	2.5 spaces (50)	2+ space (40)
100		187 spaces	120 spaces

219 parking spaces are proposed in total to serve the development (which include 66 underground and 23 undercroft). 187 parking spaces for the residential units would be required by the WBC Parking Guidelines. In seeking to address members deferral reasons, the application has been amended to provide 66 spaces underground. This was done in order to help reduce the number of vehicle parking spaces dominating the surface of the site layout. The proposal demonstrates that the required level of parking provision can be provided on the site for the residential dwellings, taking into account the proposed mix.

Parking requirement for commercial use:

The parking provision recommended for the office space (574sqm) is 6 spaces in the context of both WBC and SCC guidelines when applying one space per 100sqm of floorspace. The proposal would provide 16 designated spaces for the offices and 8 spaces for the ambulance station (which currently has 3 spaces). The provision of an underground car park has allowed a greater portion of car parking allocation available on the surface that has allowed an increase in provision for the proposed offices and existing ambulance station.

Parking requirement for proposed D1 use (nursery):

It is expected that there will be 13 members of staff and the nursery could accommodate up to 43 children at any one time. Based on the above the maximum parking provision allowable under SCC guidelines is 19. In terms of WBC guidelines as the proposed Class D1 Nursery will replace an existing use that operates from the site with 8 spaces, re-providing this level of provision is considered acceptable. The indicative site layout shows that the new nursery use would be sited near to the western vehicle entrance which would allow for easy access for vehicles serving this use. It should also be noted that the current nursery is situated well within the site where vehicles have to drive through the internal road network to its very end.

Overall, there would be a requirement of 212 spaces, to secure the overall mixed use development. A total of 219 spaces are proposed, which results in a small overprovision of on-site parking. This change to the previous scheme is considered to address any previous member concern with the quantum of on-site parking provision.

Officers therefore accept that the proposed development has demonstrated that a level of on-site car parking can be provided to serve the level of accommodation proposed, in compliance with the requirements of Local Plan Policy M14 and Council's Adopted Parking Guidelines 2013.

Indicative layout and impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

Policy H10 requires residential development to incorporate amenity space that is adequate to meet the needs of residents; in particular each dwelling should have access to a usable outdoor area where dwellings suitable for family occupation should make appropriate provision for children's play space.

The application submission includes an indicative layout, showing a mix of blocks of flats, semi-detached and detached houses, and two commercial buildings. Each house has a private garden and the flats have access to communal gardens. There would be a requirement for on-site (LEAP) provision, and the proposed layout demonstrates that such provision could be

made, however, this exact siting is subject to the Reserved Matters and is secured by condition.

Two access points, one to the side of the new commercial unit, and one between two of the detached houses would provide access to the adjoining Green Belt Land (which is proposed as public open space under application reference WA/2016/1419). An area is also indicated for potential stairs in the south western boundary to provide access to the Public Open Space for residents of Scizdons Climb. It is considered that the introduction of the proposed public open space is a positive aspect of the scheme, and would provide a high quality amenity space available to the public.

The two access points proposed as part of the current application would provide an inviting approach into the adjoining Green Belt. No public open space would be provided within the site except for a LEAP, so ensuring that the access point into the Green Belt is acceptable would be an important aspect of the proposal.

Whilst the final site layout remains as a reserved matter, it is considered that the indicative layout demonstrates that the proposed development could be accommodated on the site. The indicative layout has been amended following Members deferral reasons. Local and National policy requires new development to result in a good standard of design and layout and that schemes should improve the visual amenities of the particular locality. The reduction in indicated height of the proposed residential buildings that would front the road is considered to address Members previous concerns with the previous scheme. The revised indicative layout further provides a better layout and reduces the number of car parking spaces visible, due to the provision of underground parking.

It is the view of officers that the proposed site could adequately accommodate the number of dwellings as well as providing the appropriate level of amenity space, parking provision and an appropriate relationship with the open space (proposed under WA/2016/1419) to the south of the site. Officers consider that the amended indicative layout would provide a high quality development and demonstrates that 100 dwellings could be accommodated on site.

The proposed scheme would therefore comply with the requirements of Local Plan Policies D1, D4 and H10 and paragraphs 17 and 56 of the NPPF.

Impact on the Godalming Hillside

The NPPF states that, as a core principle planning should take account of the different roles and character of different areas. The site is located adjacent to

the Godalming Hillside where development will not be acceptable where it would diminish the wooded appearance of the hillside, to the detriment of the character and setting of the town. The NPPF states that the planning system should contribute and enhance the natural and local environment by protecting and enhancing valued landscapes. This accords with the Godalming Hillside Policy BE5 of the Local Plan.

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland and aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Policy C7 of the Local Plan states that the Council will resist the loss of woodlands and hedgerows which significantly contribute to the character of the area, are of wildlife interest, are of historic significance and, are of significance for recreation.

The site has been subject of some pre-emptive felling on the eastern side which appears to have been restricted to trees outside of the designated Ancient Woodland (AW) hillside, located outside of the blue line of the site. The nearest indicatively shown proposed housing (edge of red line) would retain a buffer of at least 15 metres in this respect.

The belt of trees illustratively shown for retention as a buffer between the existing residential dwellings to the west would be sited further from the dwellings and amenity areas on this side of the development to ensure their retention. It is considered that the retention of a mature vegetated buffer would be valuable and this has been recognised in moving the buildings further from the boundary line. However, the layout of the site remains a reserved matter.

The belt of woodland that wraps around the southern boundary and covers the hillside to the east (adjacent to the AW) should be retained as a landscape, biodiversity and recreational resource (principally within the AGLV and ASEQ). This area of land is proposed as public open space under WA/2016/0102, to provide public open space adjacent to the proposed housing scheme. Whilst the use of the land will be considered under the separate application, the fact that this will be retained is noted.

In terms of the Ancient Woodland which is located to the south of the site, it is considered that the proposed development would not result in any unacceptable impacts on this, nor would it diminish the wooded Godalming Hillside.

The proposal is therefore considered to be acceptable, when considered against Policies BE5 and C7 of the Local Plan. As a result, based on the current layout, officers consider that the number of dwellings proposed could be adequately accommodated without harm to the tree belt along the western boundary of the site.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

Whilst the application is an outline application, an illustrative layout plan has been submitted. The indicative layout is considered to demonstrate that a high quality layout could be provided which would provide a good level of amenity for future occupiers of the development. The indicative layout has been amended in order to help address Members reasons for deferral.

The construction phase of the development has the potential to cause disruption and inconvenience to nearby occupiers and users of the local highway network. However, these issues are transient and could be minimised through the requirements of planning conditions to secure an appropriate construction management plan, if outline permission is granted.

Although in outline form with all matters other than access reserved, Officers believe the quantum of development proposed could be adequately accommodated within the site and would allow for a good standard of amenity for future residents. Officers acknowledge that there would be some effect on the outlook from some surrounding existing residential dwellings, particularly those to the north along Catteshall Lane, beyond the proposed B1/D1 building. However, officers consider that, based on the indicative layout, the proposal would not cause material harm to surrounding residential amenity.

Officers consider that the proposal would therefore comply with Policies D1 and D4 of the Waverley Local Plan and guidance contained within the NPPF.

Provision of Amenity Space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and

accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required. The Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of outdoor playing space.

The proposed development would require the provision of a Local Equipped Areas for Play (LEAP). A LEAP comprises a play area equipped mainly for children of early school age (4-8 years old). LEAPs should be located within five minutes walking time from every home (400m walking distance). The main activity area should be a minimum of 400sqm with a buffer between it and the boundary of the nearest residential property. This buffer zone would include footpaths and planted areas.

An appropriately sized area for a LEAP could be adequately provided on site, and would be detailed in any Reserved Matters application.

There will be enhancements to the mature planting and lake area to create a new area of public space and opportunities for public recreation focussed around the lake. The new public space would be accessed through the site.

All the proposed houses would have their own private gardens and communal gardens would be provided for the proposed flats. The indicative layout suggests that the individual garden sizes would be appropriate and that all flats would have access to useable outdoor amenity space. Further, the planning application WA/2016/1419 would provide an area of public open space, which is a significant additional benefit to the scheme.

Therefore it is considered that private amenity space, the LEAP and the proposed new public space are acceptable and comply with the requirements of the NPPF and Policy H10 of the Local Plan.

Land Contamination

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed

development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Policy D1 of the Local Plan sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

A Phase 1 Contaminated Land Desk Study has been submitted in support of the application which identifies that a number of potential sources of contamination have been identified on and within the immediate vicinity of the site which may pose a risk to the proposed development. Therefore, an intrusive ground investigation is recommended to assess the identified risks. The Desk Study recommends that the proposed scope of investigation should be agreed with the Local Authority.

The Council's Contaminated Land Officer and the Environment Agency have noted the significant number of potential contaminative former uses and on this basis they have recommended a number of conditions to secure appropriate remediation monitoring works to prevent a risk to future occupants.

Officers conclude that, subject to compliance with the recommended conditions, the proposal would be in accordance with Policy D1 of the Waverley Local Plan and guidance contained within the NPPF.

Archaeological considerations

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The site is not within an Area of High Archaeological Potential. However, due to the size of the site and pursuant to Policy HE15 of the Local Plan, it is necessary for the application to take account of the potential impact on archaeological interests. The applicant has submitted an Archaeological Desk-Based Assessment, which concludes that trenching works should be carried out to identify any potential archaeology on the site.

The application is accompanied by a desk based archaeological assessment that aims to identify and assess the significance of any Heritage Assets with archaeological significance that may be affected, and the potential impact of the proposal on any such assets, so enabling decisions to be made on what further archaeological work is necessary.

The Assessment has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that past development of the site will have removed any potential for buried archaeological remains to be present. However, the report does identify that the current factory and laundry buildings date from the late 19th century and are of some local historic interest.

The Assessment suggests that as the buildings are of local significance a programme of historic building recording in advance of demolition would offer appropriate mitigation for their loss. The County Archaeologist has agreed that this would be a proportionate response and has advised that in line with the National Planning Policy Framework and Local Plan Policy, conditions should be attached to any planning permission granted.

The impact on archaeological interests could be sufficiently controlled through the imposition of conditions. The proposal is therefore considered to comply with Policy HE15 of the Local Plan and advice contained within the NPPF 2012.

Flooding & Drainage

Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term

The site lies within Flood Zone 1 and is therefore located within an area which is of the lowest flood risk. The Flood Risk Assessment identifies a potential flood risk on-site as being from exceedance of the on-site sewer systems. It is suggested that regular maintenance of the drainage systems on the site should result in a low residual risk of these events happening.

In terms of drainage, the scheme would be required to incorporate a sustainable drainage system (SuDS). In a Written Ministerial Statement on the 18th December 2014, the Secretary of State for Communities and Local Government set out the Government's expectation that SuDS will be provided in new developments, wherever this is appropriate.

The Statement requires decisions on planning applications relating to major developments should ensure that SuDS for the management of surface water run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning

obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development.

The National Planning Practice Guidance states at paragraph 080 that generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Particular types of sustainable drainage systems may not be practicable in all locations. Any future drainage design would need to consider the above hierarchy and provide evidence to inform the final design. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

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. 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 Department for Environment, Food and Rural Affairs (DEFRA) has published non-technical standards for SuDS (March 2015) which will be taken into account by the LLFA and local planning authorities in assessing the acceptability of SuDS schemes.

Surrey County Council as the Lead Local Flood Authority has reviewed the surface water drainage proposal and assessed it against the NPPF, its accompanying PPG and Technical Standards.

Surrey County Council is satisfied that a viable method of dealing with surface water could be achieved, which would not increase flood risk. This is because of a 17% reduction in the impermeable area and hence a consequential reduction in using the existing system. Therefore there is no objection to this outline application subject to submission of an appropriate SuDS design at the detail design stage. They recommend that should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. They have also suggested conditions requiring submission of a Surface water drainage scheme.

Thames Water has raised no objection to the scheme. They have however advised that the existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed for impact studies to be carried out. Members are advised that once the impact studies have been carried out, Thames Water may ask for infrastructure works to be carried out, but would more commonly ask for an amount of money to carry out improvement works themselves (e.g. new pipes or a pumping station).

Infrastructure

Policy D13 of the Local Plan states that “development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements”. Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

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

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

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

Surrey County Council has requested a financial contribution towards primary education, in order to mitigate the impact upon existing service provision following the construction of new homes. The contribution would be used for an internal refurbishment to accommodate an increase in pupils at Farncombe Church of England Infant School within 2 miles of the proposed development.

In addition, Surrey County Council as Highway Authority has sought a number of contributions and improvements works to the local highway network, which have been set out in detail above. This will improve the connectivity of the site and ensure that a safe means of access into the site for vehicles, pedestrians and cyclists can be achieved.

The Council's Waste and Recycling Co-ordinator seeks a contribution for the provision of appropriate refuse and recycling provision.

Leisure and open spaces contributions are also sought for community improvements including a footpath upgrade in Philips Memorial park, towards Broadwater Park Changing Room and to provide funding towards the provision of an extension to the gym and dedicated indoor cycling studio. Since the deferral at Joint Planning Committee on 19/12/2017, officers have reviewed the requested contributions towards leisure and open spaces. Having regard to the fact that these contributions were not sought under WA/2016/0101, which was for 107 dwellings, officers do not consider that the financial contribution of £184,250 could be justified in this case. Nor is it considered that this could be delivered from a financial viability point of view.

It is considered that the contributions sought (apart from leisure and open spaces) are fully justified and would meet the tests set out within CIL Regulation 122, in that they are necessary to make the development acceptable in planning terms; they are directly related to the development; and they are fairly and reasonably related in scale and kind to the development as they address impacts resulting from the proposed scheme.

The applicant is willing to enter into a legal agreement to secure the relevant infrastructure improvements, so as to adequately mitigate the impact of the development upon existing services and facilities and the highway network. Subject to this agreement being completed, the proposals would comply with the requirements of Policies D13 and D14 of the Local Plan and paragraph 203 of the NPPF.

Crime and disorder

S17 (1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Given the scale and nature of the proposal, together with its indicative layout at this stage, it is considered that the proposal would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF.

In the Design and Access Statement accompanying the planning application it confirms that the proposal has been designed to prevent crime in line with the information provided by 'Secure by Design' the New homes 2014 design guidelines. 'Secured by Design' is the official UK Police flagship initiative supporting the principles of 'designing out crime'.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for Committee/decision maker.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling (total of £145,000 per annum for six years). A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal.

Biodiversity and compliance with Habitat Regulations 2010 and effect upon the SPA

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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 National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application site is in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations').

The application site is within the 5km buffer zone of the Wealden Heaths I Special Protection Area (SPA) and Special Area of Conservation (SAC), respectively, which are European sites. The sites are also notified at a national level as Sites of Special Scientific Interest (SSSI). Additionally, this site is also in close proximity to the Wey Valley Meadows SSSI.

Natural England has confirmed that it would not raise any objection to the scheme, subject to it being carried out in strict accordance with the details of the application. The conclusions by Natural England will confirm that the scheme would not result in damage to or destroy the interest features for which the above sites have been notified, subject to the scheme being completed in strict accordance with the application details. Natural England concur with the view that there would not be any significant effects upon the SPA as a result of the proposed development. As such, an Appropriate Assessment is not required.

The application is also supported by a number of ecological surveys. The submitted surveys do not contain an assessment of potential adverse impacts from either facilitation works or from a post-development increase in people linked pressures; this consideration applies to both the retained unbuilt area

and the Ancient Semi-Natural Woodland adjacent to the site's south-eastern boundary.

Surrey Wildlife Trust provided comments on a previous application and confirmed that it would be difficult to assess the ecological impact of the development, particularly if the proposals rely on the planned provision of accessible open space within the 'non-built' portion of the site (proposed under WA/2016/1419).

Given this limited scope of the submitted details, and notwithstanding the above comments, SWT recommended previously that the applicant should be required to undertake the mitigation and enhancement actions recommended. Of particular importance is the adoption of a precautionary approach to dense vegetation clearance which considers the need to avoid potential harm to great crested newt, hazel dormouse, reptiles and nesting wild birds, all of which are legally-protected in the UK.

Subject to appropriate conditions being applied to any approval, securing the mitigation and enhancement works, officers are of the view that the proposed scheme would not have an unacceptable impact upon biodiversity. Biodiversity enhancement measures would be captured and sought under any future reserved matters application.

Comment on third party representations and Town Council comments

Officers have considered the Town Council's comments and the third party representations received in detail and all the matters raised are considered to have been addressed above.

Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications

There are no implications for this application.

Environmental Impact Regulations 2011 (as amended)

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 (as amended) or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Pre Commencement Conditions

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

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

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

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

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion/ planning judgement

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The Council can currently identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. Notwithstanding this, account needs to be taken of the NPPF's exhortation to “boost significantly the supply of housing” and to approve proposals which are considered to be sustainable, as well as the fact that this site forms a part of the Council's calculated supply.

In terms of the benefits of the scheme, the 100 dwellings would make a significant contribution to the provision of housing and would help boost the area's supply generally. Delivery of affordable and market homes in the

context of the constraints that apply to the Borough would comprise the most significant social benefit to flow from the proposed development and would be consistent with the NPPF's basic imperative of delivery. The site is a strategic site in the Council's Draft Local Plan Part 1 (Strategic Policies and Sites) for delivery of 100 homes. This is a clear steer for the proposal to be supported in planning terms. In addition, the site is subject to draft allocation on the Draft Local Plan Part 1, under draft Policy SS8. The proposal is considered to comply with the specific criteria of this policy.

The applicants have also agreed an appropriate mix of both market and affordable housing to meet the needs Borough as identified in the West Surrey SHMA. The level of affordable housing provision and the mix of housing will be secured by the S106 agreement. The applicant's Affordable Housing Viability Assessment has been independently reviewed by the DVS Property Specialists, which concludes that 17% affordable housing provision is the amount of affordable housing that can be provided in order for the scheme to be viable, together with the associated remediation and construction costs.

The application site is considered to comprise previously developed land, therefore, while some of the site extends into the Green Belt, the overall outline of built form on site would be reduced and the proposal would not comprise inappropriate development in the Green Belt. The form and indicative size of the buildings and future landscaping is also considered to comprise a landscape enhancement, therefore it would preserve the character and appearance of both the AONB and AGLV.

The proposal would result in the loss of suitably located industrial land but does seek to provide some replacement employment floor space. Furthermore, the proposal would assist in the provision of much needed housing in the local area and in the Borough in general and would also have an active role to play in achieving positive growth. The previous decision of the Council on WA/2016/0101 accepted the loss of the employment uses, and no material change in circumstances have occurred since the previous refusal. The Draft Local Plan allocation further support, the redevelopment of this site, for the quantum and form of development proposed.

The site is located within a sustainable location in terms of access to services and facilities, and the scale of development would not result in a significant level of vehicular movements and the layout of the site reflects the density and form of the existing settlement.

The revised scheme, by means of the changes to the number of dwellings, scale and car parking is considered to overcome the previous reasons for

refusal of WA/2016/0101 as well as concerns raised under the Council's reasons for deferral of this application by the Joint Planning Committee in December 2016. All other matters are found to be acceptable, including matters relating to highway safety, parking, ecology, flood risk and drainage. Further, amendments have been implemented by the applicant in order to seek to address Members reasons for deferral.

A draft S106 has been submitted to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, a primary education contribution; provision of an on site nursery; affordable housing provision; a condition will also secure the on-site provision of a Locally Equipped Play Area. Should Members accept the Officers recommendation to approve the application, the S106 will be completed to secure the above obligations.

Therefore, subject to the completion of the S106 legal agreement, the proposal would effectively limit the impacts of the development. In addition, the proposal would improve accessibility to the site by non-car modes of travel.

Officers therefore consider that the benefits of the scheme would significantly and demonstrably outweigh the adverse impacts identified, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate that the proposal should be resisted.

Recommendation A

That subject to the completion of a Section 106 legal agreement to secure 17% affordable housing, infrastructure contributions towards off site highway improvements, primary education, waste and recycling, provision of and public access to open space, management and maintenance of the on site SuDS, the public open space and the play spaces within 3 months of the date of resolution to grant permission, permission be GRANTED subject to the following conditions:-

1. Condition
Details of the reserved matters set out below ('the reserved matters') shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 1. layout;
 2. scale;
 3. landscaping; and
 4. appearance.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

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

2. Condition

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

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

3. Condition

The plan numbers to which this permission relates are: P/01 Rev P, P/02 Rev A, P/03 Rev A, A/15 Rev A and P/26. ^{P/06} 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

The development hereby approved shall not be first occupied unless and until the existing access from the site to Catteshall Lane made redundant as a result of the development has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 ""Promoting Sustainable Transport"" in the National Planning Policy Framework 2012.

5. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purpose.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

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 zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) measures to prevent deliveries at the beginning and end of the school day
- (k) 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 ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

7. Condition
- No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

8. Condition
- The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for:
- (i) The secure parking of bicycles within the development site.
 - (ii) Providing safe routes for pedestrians / cyclists to travel within the development site.
 - (iii) Electric Vehicle Charging Points in accordance with Surrey County Council's Car Parking Guidance.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

9. Condition
- The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling and staff/visitors associated with B1 and D1 uses.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

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. Those details shall include:

a) A design that satisfies the SuDS Hierarchy and includes a design that either discharges to pond / watercourse or goes to sewer with reasons showing that discharge to watercourse is not feasible.

b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS

c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change storm events), during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided

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

e) Details of management and Maintenance regimes and responsibilities for all drainage elements

f) Details of how exceedance events will be managed.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site.

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 to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards

12. Condition

Prior to commencement of development, other than that required to be carried out as part of an approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

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

(i) All works to be undertaken

(ii) Proposed remediation objectives and remediation criteria

(iii) Timetable of works

(iv) Site management procedures

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

c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

Reason

To comply with Paragraphs 120 and 121 of the NPPF

13. Condition

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 1, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

a) An investigation and risk assessment, undertaken in the manner set out in Condition 1 (a) of this permission.

- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 1 (b).
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 1 (c)

Reason

To comply with Paragraphs 120 and 121 of the NPPF

14. Condition

If the residential properties are to be completed and occupied prior to the development being finished, a scheme to protect those occupants from noise and vibration should be submitted

Reason

To protect residential amenity in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

15. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, installed within the commercial buildings which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason

To protect residential amenity in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

16. Condition

No machinery or plant shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 08:00 – 18:00 Monday – Friday, 08:00 – 13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason

To protect residential amenity in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

17. Condition

All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason

To protect residential amenity in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

18. Condition

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

No development shall commence until a detailed scheme of external lighting (for commercial buildings) has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved

details unless the local planning authority gives its written consent to the variation.

No floodlights or other forms of external lighting shall be installed at the premises without the prior permission in writing of the local planning authority.

Reason

To protect residential amenity in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

19. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme should set out proposals for the recoding of the buildings to Historic England Level II standard.

Reason

In the interests of preserving the archaeology of the site in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.

20. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development.

21. Condition

The development shall be undertaken in full accordance with Section 4 'Recommendations and Mitigation' of the Ecological Constraints and Opportunities Assessment carried out by enims dated June 2014.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

22. Condition

The development hereby approved shall not be first occupied unless and until a detailed scheme for the specification, delivery and management of an on-site Locally Equipped Area of Play (LEAP) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of the residential amenity, in accordance with policy D4 and H10 of the Waverley Borough Local Plan 2002 and NPPF.

Informatives

1. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
2. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
3. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
4. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development

Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works
6. proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
7. 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).
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

10. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
11. "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.
12. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 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.
13. 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.
14. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078
15. 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.

16. It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08000093921.
17. Thames water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expects the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9843.
18. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
19. 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 186-187 of the National Planning Policy Framework 2012.
20. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental

Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.

21. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.

22. An application may be required under the building regulations to cover issues such as drainage, ventilation to kitchens and bathrooms, provision for means of escape in case of fire and sound insulation between lettings.

23. 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 186-187 of the National Planning Policy Framework 2012.

Recommendation B

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

1. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

2. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards recycling bins, education; provision of and the ongoing management and maintenance of SuDS, play space and public open spaces. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.

3. Reason:

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 paragraph 50 of the NPPF.

JOINT PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2016/1418

WOODSIDE PARK, CATTESHALL LANE, GODALMING

Additional representations

Two additional letters raising objection on the following grounds:

- Reduction in affordable housing;
- Loss of the LEAP;
- No elevations to show where the 3 storey building's would be;
- Revised scheme would lead to overlooking to the neighbouring plot 1 Scizdons Climb and therefore impact upon neighbouring amenity.
- Second tier of houses would be sited on higher land than 1 Scizdons Climb and cause overlooking.

4 additional letters expressing support for the following reasons:

- The gradual increase in residential over business occupation along Catteshall Lane has not worsened the traffic situation.
- Government is promoting increased density and development of brownfield sites.
- New homes needed.
- Proposal will tidy up eyesore.
- Revised plan provides an improved layout and more parking.
- Open green space would be opened up for local residents to use.

Officer response

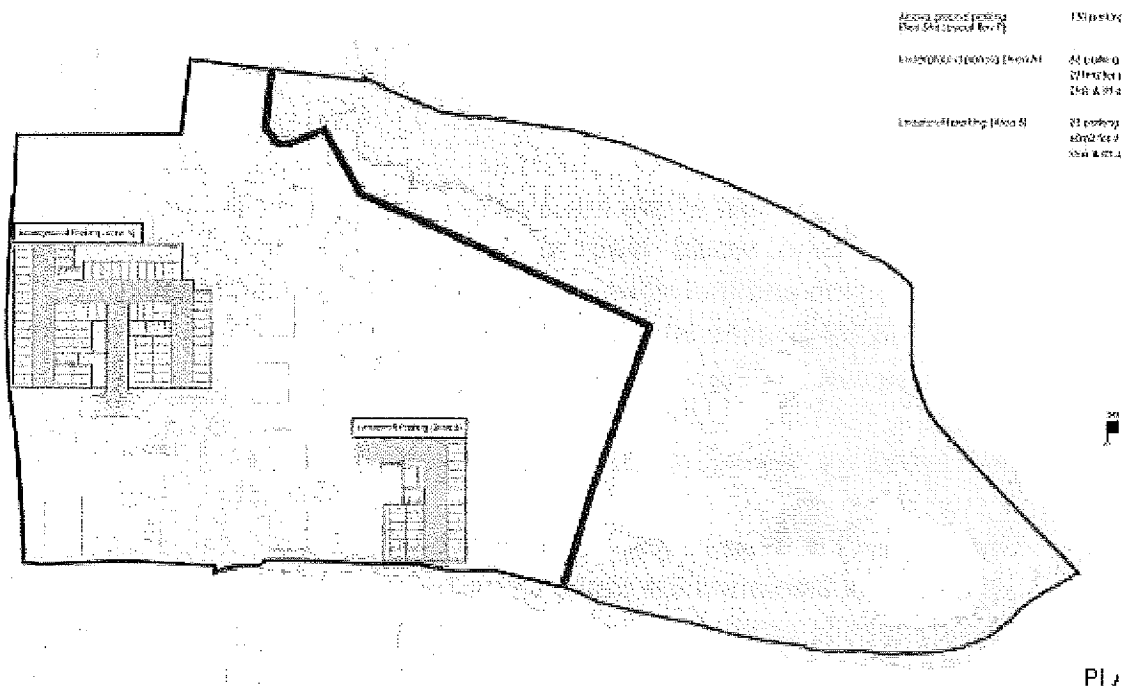
Although the LEAP is not specifically outlined on the revised indicative layout, it has been outlined to officers that the area the LEAP could be accommodated would be to the south of the proposed flats that would front Catteshall Lane and west of the existing ambulance building. Full details of the LEAP is to be secured under condition 22. Although the revised indicative layout has altered the position of buildings in comparison to the original indicative layout, officers remain satisfied that it would not cause material harm to neighbouring residential amenity. It is acknowledged that the

outlook from neighbouring properties would be altered following redevelopment of the site, however, officers do not consider that the indicative layout would cause material harm. Notwithstanding this, the detailed siting of dwellings, elevational and fenestration details of the proposed development would be assessed under any future reserved matters application, where at this point, a further assessment against neighbouring residential amenity would occur.

The additional letters in support are noted by officers, with no further comment.

Additional comments from the applicant

Additional indicative underground and under-croft parking plan submitted:



The above plan provides an indicative layout for the proposed underground and under-croft car parking. The above plan also shows relevant space for lifts and stairs access to the residential units above.

Amendment to conditions

Officers recommend the above drawing be added to condition 3 (drawing numbers). Therefore condition 3 be amended to read as follows:

- 3. Condition
The plan numbers to which this permission relates are: P/01 Rev P, P/02 Rev A, P/03 Rev A, A/15 Rev A, P/26 and P/06. 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Revised Recommendation A

That subject to the completion of a S106 legal agreement to secure 17% affordable housing, infrastructure contributions towards off site highway improvements, primary education, provision of and public access to rear open space, management and maintenance of on-site SuDS, **and amendment to condition 3**, within 3 months of the date of resolution to grant permission and conditions, permission be GRANTED.

~~Recommendation B remains as set out within the agenda.~~_____

- Talk about the Ambulance Station in paragraph.
- make reference to Goddard Jones Canal in
section.

WAVERLEY BOROUGH COUNCIL

MEMORANDUM

At the meeting of the Eastern Area Planning Committee on 12 August 2020 the committee resolved to grant consent in accordance with the Officer recommendation and amendments outlined in the update sheet, subject to the prior completion of a legal agreement.

3 changes to recommended conditions were proposed (in relation to condition 14, 8 and 9). These are contained within the update sheet below.

In addition, Condition 11 shall be amended to read:

“Prior to the commencement of works further nesting bird surveys of the site shall be undertaken by a qualified ecologist and submitted to the Local Planning Authority. Should any nesting birds be identified within the site a detailed mitigation and compensation strategy should be submitted alongside the surveys. Following this, works may commenced either (a) at the time of submission of the survey if there is no evidence of nesting birds within the red line land, or (b) at such time as an appropriate mitigation strategy is approved in writing by the Local Planning Authority if birds are found to be nesting on site. In the event of (b), no development shall commence until all mitigation and compensation measures identified in the approved documentation have been implemented.”

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.....
EASTERN AREA PLANNING COMMITTEE – 12 August 2020

UPDATE SHEET

Item B.1

WA/2020/0780

Woodside Park, Catteshall Lane, Godalming – Reserved matters application for 97 dwellings with associated works

Site plan

In order to allow Members a clearer view of the proposed site layout and street scene, these are produced below in a larger format for both the proposed and the previously refused schemes.

Previous refused scheme (WA/2018/1675) layout –



Current proposal (WA/2020/0780) site layout -



Street scene onto Cattershall Lane

Within refused scheme (WA/2018/1675)



Proposed within current application (WA/2020/0780)



Residential space standards

The unit types, areas and compliance with the Nationally Described Space Standards (NDSS) are outlined in the table below.

Plot Nos	Beds Comply	Tenure (A=aff P=private)	Type (B=bedroom P=people/bedspaces)	Area (in m2)	Relevant NDSS (in m2)	Compliance with NDSS
1-6	Y	P	3B5P3S	105	99	Y
7,9 &12	Y	P	2B	62	61	Y
8,10,13	Y	P	1B2P	45	50	N
11&14	Y	P	1B2P	51	50	Y
15	Y	P	1B2P	51	50	Y
16	Y	P	1B1P	42	39	Y
17	Y	P	2B3P	62	61	Y
18	Y	P	1B1P	42	39	Y
19	Y	P	2B3P	62	61	Y
20	Y	P	1B2P	45	50	N
21	Y	P	1B2P	50	50	Y
22	Y	P	2B3P	61	61	Y
23	Y	P	1B1P	42	39	Y
24	Y	P	2B3P	61	61	Y
25	Y	P	1B2P	45	50	N
26	Y	P	1B2P	50	50	Y
27	Y	P	1B2P	47	50	N
28	Y	P	2B3P	62	61	Y
29	Y	P	2B3P	62	61	Y
30	Y	P	2B3P	61	61	Y
31	Y	P	2B3P	61	61	Y
32	Y	P	2B3P	62	61	Y
33	Y	P	1B2P	50	50	Y
34	Y	P	1B2P	45	50	N
35	Y	P	2B3P	61	61	Y
36	Y	P	2B3P	61	61	Y
37	Y	P	2B3P	62	61	Y
38	Y	P	1B2P	50	50	Y
39	Y	P	1B2P	45	50	N
40	Y	P	2B3P	61	61	Y
41	Y	P	2B3P	61	61	Y
42	Y	P	1B2P	42	50	N
43	Y	P	2B3P	61	61	Y
44	Y	P	2B3P	61	61	Y

45	Y	P	1B2P	42	50	N
46	Y	P	2B3P	62	61	Y
47	Y	P	2B3P	61	61	Y
48	Y	P	2B3P	61	61	Y
49	Y	P	1B2P	42	50	N
50	Y	P	3B5P	101	93	Y
51,52, 53	Y	P	2B3P	83 incl study of 5.5m 2	70	Y
54	Y	P	3B5P	101	93	Y
55,56,57,58	Y	P	2B3P	81 incl study of 5.5m 2	70	Y
59,60,67	Y	P	3B4P	92	84	Y
61,62,63,64,65,6 6	Y	P	3B4P	88	84	Y
68&69	Y	P	3B4P	112 incl 5.4m 2 study	90	Y
70&71	Y	P	4B6P	136	112	Y
72&73	Y	P	3B4P	88	84	Y
74	Y	P	4B6P	114	106	Y
75	Y	A	1B2P	50	50	Y
76	Y	A	1B2P	50	50	Y
77	Y	A	1B2P	50	50	Y
78	Y	A	2B3P	61	61	Y
79	Y	A	2B3P	61	61	Y
80&86	Y	A	1B2P	52	50	Y
81&87	Y	A	2B3P	64	61	Y
82&88	Y	A	1B2P	50	50	Y
83&89	Y	A	2B3P	61	61	Y
84&90	Y	A	2B3P	61	61	Y
85&91	Y	A	2B3P	61	61	Y
92	Y	P	3B4P	92	84	Y
93	Y	P	3B4P	84	84	Y
94&95	Y	P	3B5P	106	99	Y
96	Y	P	3B4P	88	84	Y
97	Y	P	3B4P	94	84	Y

Further comments received from affordable housing team

It is noted that further comments have been received from the affordable housing team.

They note the following matters, which provide background to the conclusions made in the published Officer's report –

- It is unfortunate that a further concession is also being proposed in that the current offer has lost the 4 x 3 bed houses from the outline mix, as the SHMA recommends 25% of new affordable homes should have 3 bedrooms. However, the applicant has argued that larger units could not viably be provided,
- The tenure mix is 35% rented and 65% intermediate is the same as the previous mix, as opposed to our SHMA recommended mix of 70% rented and 30% affordable home ownership.
- The bed size and tenure mix is driven by the viability of the scheme as opposed to local housing needs as reflected in our SHMA, and so is the basis of the applicant's viability assessment and our independent appraisal of it.
- The 17 affordable housing units are secured through the legal agreement, which will require that the detail of the affordability of the units (rent levels, service charges, shared ownership percentage shares) be approved in writing by the Housing Enabling team.

Additional reference to a relevant historic application

It is noted that a relevant application has been omitted from the history. Application WA/2018/1614 for the construction of a new vehicular access to serve as an alternative access for development permitted under outline consent WA/2016/1418 for the erection of 100 dwellings. Full permission was granted pursuant to this application on 12/11/2018.

Amendment to recommended condition 14 (obscure glazing of windows to block c)

The applicant has requested that condition 14 is amended to reflect the fact that the southern-most windows at first and second floor level provide access to balconies and serve as primary windows to habitable rooms. The balcony is sited 20m from the nearest property on Scizdons Climb and does not align with the rear amenity space to 1 Scizdons Climb. It is therefore considered acceptable to amend the condition to the following:

“Other than the south western most windows which provide access to Balconies, all windows proposed at first and second floor level in the south western elevation of block C shall be provided in obscure glazing and fixed in such a way that they cannot be opened more than 10cm. The windows shall be retained in this form for the lifetime of the development.”

The reason for the condition remains unchanged.

Update to conditions 8 and 9 (Landscaping)

It is recommended that the wording of these conditions is tightened to read as follows, and ensure that details are submitted prior to the commencement of development. The applicants written agreement of the conditions has been obtained.

8. No development shall commence on site until a scheme for the soft 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 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 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.

9. Condition

Prior to the start of construction works for any permanent roads or hardstandings and hard landscaped areas within the site, details of those matters, including cross sections and details of base and surface materials, shall be submitted to and approved in writing by the Local Planning Authority. The material specifications shall demonstrate that they are permeable and that the materials over all tree pits as detailed on approved plan 2787-DT-02 Rev P1 would be sufficiently porous to allow adequate water to infiltrate the tree root zone to support the health and vitality of the tree for the lifetime of the development. All relevant works on site shall be provided in accordance with the approved details and shall be retained and maintained in accordance with such approvals for the lifetime of the development.

Reason

To provide an acceptable standard of development in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

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Update 1 – Viability documents were circulated to committee. These documents are accessible directly from the planning register.

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WA/2020/0780 - Approval of reserved matters: appearance, layout, scale and landscaping pursuant to WA/2019/0370 (variation of condition application to WA/2018/1336) outline permission for the erection of up to 100 dwelling including 17 affordable together with the erection of a building to provide a community use (use class D1) with office (use class B1) (Revision of previous reserved matters application WA/2018/1675) This application reduces the number of dwellings to 97 and is an alternative scheme Option 1 at Woodside Park, Catteshall Lane, Godalming

Committee Meeting Date: Eastern Area Planning Committee 12/08/2020

Ward: Godalming Central and Ockford

Case Officer: Kate Edwards

Expiry Date: 20/08/2020

Neighbour Notification Expiry Date: 19/06/2020

RECOMMENDATION That, subject to conditions informatives, permission be GRANTED

1. Summary

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

The proposed development of 97 dwellings would make a significant contribution towards meeting the Council’s housing targets. The refusal reasons of the previous reserved matters scheme in relation to adverse impact on visual amenity and neighbour amenity have been overcome. 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.

2. Location Plan



3. Site Description

The application site measures 1.61 hectares and has a long established use, since the 1850s, 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.

Proposal

Approval of the reserved matters of outline permission WA/2019/0370. The outline permission approved the means of access only, and all other matters were reserved.

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

- Layout
- Scale
- Landscaping, and
- Appearance

The application proposes the provision of 97 dwellings, including 17 affordable units. The accommodation schedule would be as per Table 1 below.

	Private	Affordable rent	Intermediate affordable	Total
1 Bed	21	3	4	28
2 Bed	29	3	7	39
3 Bed	27	0	0	27
4 Bed	3	0	0	3
Total	80	6	11	97

Table 1

The units provided would include a mix of typologies, including flats, terraced and semi-detached dwellings.

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. The proposed LEAP is consented by WA/2019/0316.

A Deed of Variation to the original legal agreement requires that occupation beyond a certain proportion of the development shall not take place until the LEAP proposal has been 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.

181 parking spaces would be provided to serve the residential element of the scheme. 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 Deed of Variation to the legal agreement was entered into in May 2020 to secure the provision of an off-site Locally Equipped Area of Play (LEAP).

Proposed site plan



Proposed street scenes



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.

WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the erection of 100	Permission refused 2 October 2019
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	<p> 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)</p>	
S52/2019/0002	<p> 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 Members</p>	Pending
WA/2019/0316	<p> (on the blue line land) Development of a locally equipped area for play including associated hard and soft landscaping. The location of the LEAP is indicated within the reserved matters application which is before Members.</p>	<p> Full permission granted</p> <p> 13 March 2020</p>
WA/2019/0370	<p> Application under section 73 to remove condition 22 of WA/2018/1336 to allow the provision of a LEAP elsewhere than within the</p>	<p> Outline permission granted</p> <p> 21 May 2020</p>

	red line of the application site.	
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 permission granted 21 November 2018
WA/2016/1419	(relating to the blue line land) Change of use of land ancillary to existing commercial park to open space.	Full permission granted 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 permission granted 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	Permission refused

	purpose of public open space.	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

Green Belt (part of site to rear)
AGLV
Strategic Site
Godalming Hillside
Ancient Woodland 500m buffer
Wealden Heaths I SPA 5km
Southern Gas Networks - GPL
Suitably located industrial & commercial land
Potentially contaminated land

6. Development Plan Policies and Guidance

The relevant development plan policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, RE2, RE3, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4, SS8.
- Godalming and Farncombe Neighbourhood Plan (made August 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD12, GOD13, GOD14, GOD16
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D8, D9, C7, M5, M7.

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)
 National Design Guide (2019)
 Land Availability Assessment (2016)
 West Surrey Strategic Housing Market Assessment (2015)
 Settlement Hierarchy (Update 2012)
 Open Space, Sport and Recreation (PPG17) Study 2012
 Statement of Community Involvement (2019 Revision)
 Strategic Flood Risk Assessment (2015/2016)
 Viability Assessment (2016)
 Cycling Plan SPD (April 2005)
 Council's Parking Guidelines (2013)
 Residential Extensions SPD (2010)
 Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
 Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
 Surrey Hills Management Plan (2020-2025)

7. Consultations and Town/Parish Council Comments

Godalming Town Council	Objection due to failure to address concerns in relation to previous application – unacceptable scale, bulk and mass, detrimental to privacy of neighbours, insufficient provision for a LEAP.
County Highway Authority	No objection, no material change from previous scheme in highways and transportation terms
Waverley Environmental Health Officers	<p>Potentially contaminated land, conditions recommended</p> <p>Advice given regarding size of bins necessary. Queries made with regard to refuse vehicle manoeuvring. The refuse collection contractor later confirmed that they could not see any problems for the refuse collection service having reviewed the plans, but that the scheme would carry out site visits and route risk assessments</p>

	during the construction process in the usual manner.
Surrey Hills Area of Outstanding Natural Beauty (AONB) Planning Advisor	No protected landscape comments as principle of development of the site is established
Surrey Wildlife Trust	Comments received in response to Case Officer's query following receipt of informal comment from member of the public regarding a potential Ringed Plover (schedule 1 protected bird) nesting on site. Agreed that no necessary action of significant works on site start between September 2020 and March 2021, otherwise further actions necessary. This is recommended condition 11.
Surrey Police Designing Out Crime Officer	No objection, recommendations made, condition to require the development to achieve Gold award requested
Thames Water	No objection. Informatives recommended and condition to ensure sufficient water supply to the site. This is recommended condition 10.
Forestry Commission	Refer to standing advice
Local Lead Flood Authority (LLFA)	Notes that drainage secured by condition of outline consent. Informative recommended.
County Archaeologist	No archaeological concerns as there are not likely to be remains given previous development
Natural England	No comment to make on the approval of reserved matters

8. Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019" the application was advertised in the newspaper on 29/05/2020, site notices were displayed around the site on the same date and neighbour notification letters were sent on 22/05/2020.

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

- Blocks too tall and ridge height doesn't respect surrounding area
- Cramming and overdevelopment
- No consideration of adjacent properties on Scizdons Climb
- LEAP insufficient
- Scale and mass inappropriate
- A lake has formed towards the bottom of the site which raises flooding concerns
- Will reduce views of trees and contradict Godalming Hillside policy
- Insufficient infrastructure in Godalming
- Unsold units on Catteshall Lane
- The outline application procedure has been used as a loop hole to get an unsuitable level of development on to the site
- Dangerous traffic levels
- Godalming is overdeveloped
- Insufficient parking
- Parking modelling is wrong, doesn't include new developments in the area and should be based on a new survey when traffic returns to a normal level.
- Water pressure issue hasn't been addressed
- Access to the rear wooded area should be secured for public so that the area does not become private.

Planning Considerations

9. Principle of development

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

The site is 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 a 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 uses, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane. The extant outline permission for the site (WA/2019/0370) 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. Planning history and differences with previous proposal

The planning history is a material consideration. As detailed above, there is extensive recent planning history on the site.

Planning permission has been previously refused for Reserved Matters on the site under reference WA/2018/1675. Those reserved matters related to outline permission WA/2016/1418. This reserved matters application relates to outline permission WA/2019/0370, which is a section 73 application to WA/2016/1418.

The previous application reserved matters application (WA/2018/1675) was refused for the following reasons:

1. Due to the scale, mass and bulk of the proposed buildings the development would be detrimental to the visual amenity of the area. The development would thereby be contrary to Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (2019) and Policy TD1 of the Local Plan (Part 1) 2018.
2. The proposed development would be detrimental to the residential amenity of adjoining occupiers by reason of overlooking. It would thereby be contrary to Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (2019) and Policy TD1 of the Local Plan (Part 1) 2018.
3. In the absence of an appropriate legal agreement, the proposed development fails to make satisfactory provision for an offsite Locally Equipped Area of Play. The proposed development is therefore contrary to Policies LRC1 and ICS1 of the Local Plan (Part 1) 2018 and Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019).

The differences between the current proposal and that application are:

- The number of units has been reduced from 100 to 97
- The form of the units has been amended, particularly by the deletion of a block of flats previously proposed onto Catteshall Lane and replacement of this with 6 two storey dwellinghouses with accommodation in the roofspace.
- The parking provision has been amended to align with the standards for the new residential mix
- The mix of units has changed as indicated in the table below –

No.beds	WA/2018/1675	Current application (WA/2020/0780)
1	35	28
2	41	39
3	13	27
4	11	3
Total	100	97

The test (for Members) is whether, having regard to the changes, the current proposal has overcome the objections to the previously refused scheme and is acceptable in its own right.

11. 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	28	39	27	3	97
Market Need	9.3%	32.1%	38.2%	20.4%	100%
Proposed Market	21 (26%)	29 (36%)	27 (34%)	3 (4%)	80
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 fewer 3 and 4 bedroom units 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.
- The mix provided by the current Reserved Matters proposal represents an improvement over the previously refused matters scheme for which the housing mix was found acceptable. A greater number of units of three or more bedrooms are currently proposed.

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	3
2 bed flat	Affordable rent	2	3
3 bed house	Affordable rent	2	0
1 bed flat	Intermediate	6	4
2 bed flat	Intermediate	3	7
3 bed house	Intermediate	2	0
Total		17	17

Table 2 – Affordable housing mix approved at outline stage

The Council’s 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. 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 given that the scheme has been found to be supporting the maximum level of affordable housing that it viably can. The scheme viability is discussed further below.

12. 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 the proposed mix of affordable accommodation to be provided differs from that approved at outline stage, the scheme viability needs to be re-visited. The applicant has, therefore, submitted a Viability Assessment (VA) to this effect.

This has been independently reviewed by Adams Integra. This independent review concluded that the development is proposing to provide the maximum viable level of affordable housing. Policy AHN1 is therefore satisfied.

13. 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 a slightly reduced 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) is now proposed to be adjacent to the lake and has been approved under application WA/2019/0316. That development is not inappropriate in the Green Belt because the provision of appropriate facilities for leisure and recreation is an exceptional form of development as listed in paragraph 145 of the NPPF.

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

14. Impact on visual amenity and the AGLV

Policy GOD5 states that development proposals should avoid the appearance of cramming, be in keeping with the form of the immediate surrounding area including in relation to predominant roofline, respond to the existing street scene and make appropriate provision for off street refuse storage and boundary treatments.

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.

It is noted that the first refusal reason of the previous reserved matters scheme (WA/2018/1675) related to adverse impact on visual amenity and this refusal reason must be overcome for the current scheme to be found acceptable.

A principle difference between the current scheme and the previously refused reserved matters scheme in terms of visual amenity is that the previous scheme included a three storey block of flats presenting onto the Catteshall Lane street scene adjacent to 1 Scizdons Climb. This block has now been omitted and replaced with a row of terraced dwellinghouses which have a much less deep form. They are two storeys in height with accommodation and front dormer windows within the roofspace. The ridge of the dwellings would be slightly dropped from that of the adjacent 3 storey properties on Scizdons Climb.

The buildings have a significantly smaller scale and reduced height which is more in keeping with that of the surrounding properties. This alteration creates a significant change in the visual appearance of the scheme within the existing street scene compared to that previously refused. This is a positive change which is considered to address the concerns which were previously raised. It is therefore considered that the previous refusal reason has been overcome.

Behind the Catteshall Lane elevation, the development would have a central spine road running north to south and short streets running perpendicular to it. This would 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 detailed design of the proposed dwellings would display a high quality, locally distinctive approach. Brick and areas of timber cladding, alongside pitched roofs 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. The detailed design of the proposed dwellinghouses fronting onto Catteshall Lane would take a number of references from the newly constructed dwellings opposite, helping to reinforce local distinctiveness.

The proposed buildings would have a locally appropriate design and 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, therefore, considered that the landscape quality of the Area of Great Landscape Value (AGLV) would be unharmed. Whilst the development would be sited on a hillside within Godalming, it would be upon a brownfield site and would not in itself either result in the removal of substantial areas of woodland, or block views of woodland. 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 which is 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.

15. Impact on residential amenity

Policy GOD5 states that planning applications should have no adverse impact on the amenity of neighbours. 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 dwellinghouses would be positioned forward of the adjacent dwellings to the west, and distanced from them by approximately 7m at the nearest point. Unlike the previously refused reserved matters scheme, the dwellings adjacent to 1 Scizdons Climb would have a rear building line which would be very similar. Further back and up into the site, the flats would be sited 23m from 15 Scizdons Climb, and the houses 24m 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 light and outlook of adjoining residential occupiers.

The previous reserved matters scheme was refused due to the overlooking the development afforded to both the properties on the opposite side of Catteshall Lane and to No.1 Scizdons Climb and its garden. The previous scheme included balconies

to both the front (Catteshall Lane) and side elevations affording these views. There were also a number of windows proposed in the western elevation overlooking the private amenity space of 1 Scizdons Climb.

The current scheme, however, proposes no windows in the flank elevation of the terraced dwellinghouses fronting onto Catteshall Lane. Those flank windows which are proposed within the block of flats to the south of these terraced dwellings (block C) do not align with the garden of 1 Scizdons Climb, serve access corridors only and are marked on the plans as obscured. The previous overlooking concerns in relation to the garden of 1 Scizdons Climb have, therefore, been overcome. Compliance is secured by condition 14.

Overlooking concerns were also expressed on the previous reserved matters application in relation to overlooking to the properties on the opposite side of Catteshall Lane. No balconies are now proposed looking towards these dwellings, which is sufficient to significantly diminish the overlooking potential. It is noted that Catteshall Lane is a public space. All windows within existing properties facing onto it are already exposed of a level of overlooking given the public nature of this façade.

Overall, it is considered that the previous concerns with regards to privacy have been overcome and the development is acceptable in this regard.

16. The acceptability of the living conditions 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 significant majority of units would comply with the relevant space standards in full, including in relation to bedroom areas and dimensions. 11 of the private 1 bedroom units, which have bedrooms in excess of 11.5m², would have overall areas of 45-47m², which is below the relevant standard for a one bedroom 2 person unit. However, they would exceed the 39m² standard for a one bedroom one person unit. On balance, this is considered acceptable given that in practicality there is not an opportunity to control the level of occupation of a private market unit. All 86 other units would meet or, in some cases significantly exceed, the stated floor areas. All affordable units would comply in full with the NDSS. Therefore, it is concluded that 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 and many of the flats would have

private balconies. The open space and play space provided within the blue line land would be accessible for occupiers of the flats to provide further amenity. The development would therefore provide satisfactory living conditions for future residents.

17. Play space provision

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019) 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 has 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. Outline permission WA/2019/0370 was granted under s.73 to vary the original outline consent to allow the LEAP to be provided off site. Application WA/2019/0316 consented a LEAP within the adjacent blue line land to the south. A Deed of Variation to the s.106 legal agreement was completed to secure the delivery and maintenance of this provision following the resolution to grant outline consent allowing the LEAP to be provided off site. It has therefore been secured, overcoming the third refusal reason of the previous reserved matters application.

It is also noted that the outline permission secures the land within the blue line, which includes wooded areas, open undeveloped areas and the lake, as 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.

18. 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 Godalming and Farncombe Neighbourhood Plan (2019) 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. The Waverley Borough Parking Guidelines 2013 state echo the parking provisions outlined in the Godalming and Farncombe Neighbourhood Plan.

181 parking spaces would be provided to serve the residential element of the scheme, including some unallocated 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 Godalming and Farncombe Neighbourhood Plan (2019) and the 2013 Parking Guidelines are applied to the proposal, a provision of 181 residential spaces is necessary. The proposal meets this requirement.

It is noted that Condition 8 of outline permission WA/2019/0370 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.

19. 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.

Condition 10 of the outline permission secures the submission of details of Sustainable Urban Drainage and will ensure that the development comes forward in a way which is acceptable in this regard. At condition stage when full details of the proposed hardstanding and road surface are submitted, permeable surfaces could be secured. Condition 9 requires the submission of such details, including cross sections. The development is therefore acceptable with regards to flooding.

20. 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.

21. 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.'

It of note that Surrey Wildlife Trust have recommended a condition in order to prevent disturbance of a pair of Little Winged Plovers which may be nesting on site. Such a condition (Condition 11) forms part of the recommendation below.

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 approved LEAP 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.

22. The sustainability of the proposed development

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan Part 1 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change,

setting out a number of measures against which developments should accord. Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions through a number of measures relating to new development.

The development of this site, given its situation in close proximity to one of the main town centre in the Borough, with associated amenities, employment and public transport opportunities, would represent a highly sustainable location for development. Conditions are recommended to ensure appropriate sustainability and climate change measures within the development such as the requirement that the dwelling meets the 110 litres of water per person per day (condition 3) and that any paving proposed is permeable (condition 9) in accordance with the above policies. This is in addition to the requirement to provide electric vehicle charging points required by condition 8 of outline consent WA/2019/0370.

23. Town Council and third party representations

With regards to comments raised that a lake has formed on the lower part of the site, it is noted that this fact was verified upon site visit. It has been stated that this was due to a combination of the high water table and a hold dug during the demolition process and the following statement was provided which addresses potential flooding concerns –

“In relation to the water that is currently on the site, please find attached a letter from Withers DA (with input from Hydrock) which confirms that it is recognised that the groundwater on the site is shallow and that following demolition, it is at ground level at some locations on the site. As such, site drainage and retaining walls proposed as part of the development will significantly improve the drainage conditions. We note that one comment in relation to the submission raised issues regarding potential impacts on the stability of areas adjacent to the site. As set out in the attached, this potential risk has formed a significant part of the investigation and subsequent design of the proposed development.”

The letter referred to is attached to this report.

With regards to concerns raised in representations that there is insufficient infrastructure to support the development, it is noted that a legal agreement was made when outline permission was originally granted to make provisions for infrastructure.

With regard to unsold units within the local area, this matter is not considered pertinent to the determination of a planning application. There is an established need for both market and affordable housing throughout the Borough. Should it be the case that there are long term unsold units in the locality, this could be for a variety of reasons.

With regard to water pressure concerns raised in representations, it is of note that Thames Water have requested a condition in this regard. This is recommended below and would ensure, should permission be granted, that the water supply infrastructure was sufficient to serve the proposed development.

It is considered that all other matters raised in representations are addressed in the considerations section of this report.

24. Conclusion

The proposed development of 97 dwellings would make a significant contribution towards meeting the Council's housing targets. The refusal reasons of the previous reserved matters scheme in relation to adverse impact on visual amenity and neighbour amenity have been overcome. 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.

25. Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are

- 2889-A-1001 Site Location Plan 1:1250 A3 PL-A
- 2889-A-1005 Site Layout -B&W 1:500 A1 PL-W
- 2889-C-1005 Site Layout -Colour 1:500 A1 PL-W
- 2889-C-1010 Street Elevations 1:200 A0 PL-B
- 2889-A-1700 Parking Plan 1:500 A1 PL-E
- 2889-A-1701 Refuse Plan 1:500 A1 PL-C
- 2889-A-1702 Materials & Boundaries Plan 1:500 A1 PL-B
- 2889-A-1703 Tenure Location Plan 1:500 A1 PL-B
- 2889-C-3000 Filey (Terrace) Plots 1-6 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3002 Filey (Semi) Plots 94-95 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3005 Hatfield & Seaton (Terrace) Plots 50-54 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3010 Hatfield (Semi) Plots 55-58 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3011 Redgrave (Semi) Plots 61-66 Floor Plans & Elevations 1:100 A1 PL-C
- 2889-C-3012 Redgrave (Semi) Plots 72-73 Floor Plans & Elevations 1:100 A1 PL-A

- 2889-C-3025 Oxford (Semi) Plots 68-69 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3030 Chesham & Redgrave (Semi) Plots 96-97 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3031 Chesham & Redgrave (Semi) Plots 92-93 Floor Plans & Elev's 1:100 A1 PL-D
- 2889-C-3032 Chesham (Detached) Plots 59, 60, 67 Floor Plans & Elev's 1:100 A1 PL-C
- 2889-C-3035 Keswick (Detached) Plot 74 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-C-3040 Ambleside (Semi) Plots 70-71 Floor Plans & Elevations 1:100 A1 PL-D
- 2889-A-3100 Flat Block B Plots 7-14 Floor Plans 1:100 A1 PL-A
- 2889-C-3101 Flat Block B Plots 7-14 Elevations 1:100 A1 PL-A
- 2889-A-3110 Flat Blocks C & D Plots 15-39 Ground Floor Plan 1:100 A1 PL-A
- 2889-A-3111 Flat Blocks C & D Plots 15-39 First Floor Plan 1:100 A1 PL-A
- 2889-A-3112 Flat Blocks C & D Plots 15-39 Second Floor Plan 1:100 A1 PL-A
- 2889-C-3113 Flat Blocks C & D Plots 15-39 Elevations A, B & E 1:100 A1 PL-B
- 2889-C-3114 Flat Blocks C & D Plots 15-39 Elevations C, D & F 1:100 A1 PL-B
- 2889-A-3120 Flat Block E Plots 75-91 Basem't, Ground & First Floor Plans 1:100 A1 PL-C
- 2889-A-3121 Flat Block E Plots 75-91 Second Floor Plan 1:100 A1 PL-C
- 2889-C-3122 Flat Block E Plots 75-91 Elevations 1:100 A1 PL-A
- 2889-A-3130 Flat Block F -Plots 40-49 Floor Plans 1:100 A1 PL-A
- 2889-C-3131 Flat Block F -Plots 40-49 Elevations 1:100 A1 PL-A
- 2889-A-3200 Substation & Pergola Plans & Elevation 1:100 A1 PL-A
- 2787-DT-02 Rev P1.
- 2787-LA-01 P10
- 2787-LA-02 P10
- 2787-LA-03 P10
- 2787-LA-04 P10
- 2787-LA-05 P11
- 2787-PP-01 P10
- 2787-PP-02 P10
- 2787-PP-03 P10
- 2787-PP-04 P10

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 above ground floor slab level 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

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.

7. 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.

8. No occupation of any dwelling shall commence on site until a scheme for the soft 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 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 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.

9. Condition

Prior to the start of construction works for any permanent roads or hardstandings and hard landscaped area within the site, details of those matters, including cross sections and details of base and surface materials, shall be submitted to and approved in writing by the Local Planning Authority. The material specifications shall demonstrate that they are permeable and that the materials over all tree pits as detailed on approved plan 2787-DT-02 Rev P1 would be sufficiently porous to allow adequate water to infiltrate the tree root zone to support the health and vitality of the tree for the lifetime of the development. All relevant works on site shall be provided in accordance with the approved details and shall be retained and maintained in accordance with such approvals for the lifetime of the development.

Reason

To provide an acceptable standard of development in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

10. Condition

No dwelling hereby approved shall first be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a housing and infrastructure phasing plan has been previously submitted to and approved in writing by the Local Planning Authority to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. This is necessary in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

11. Condition

Only in the event that substantive works on site commence either before 1 October 2020 or after 28 February 2021, prior the commencement of works further nesting bird surveys of the site shall be undertaken by a qualified ecologist and submitted to and

approved in writing by the Local Planning Authority. Should any nesting birds be identified within the site a detailed mitigation and compensation strategy should be submitted alongside the surveys. No development shall commence until either the Local Planning Authority has confirmed the submitted surveys recommending no further action are approved or all mitigation and compensation measures identified in the approved documentation have been implemented.

Reason

To protect nesting birds on site should development commence within bird nesting season in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

12. Condition

Prior to the first occupation of the dwellings here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

13. Condition

Prior the first occupation of any dwelling hereby consented, that dwelling shall be provided with refuse storage bins and facilities in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter, the refuse storage facilities for the proposed flats shall be retained in the form specified for the lifetime of the development.

Reason

To provide acceptable facilities for refuse and recycling in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

14. Condition

All windows proposed at first and second floor level in the south western elevation of block C shall be provided in obscure glazing and fixed in such a way that they cannot be opened by more than 10cm. The windows shall be retained in this form for the lifetime of the development.

Reason

To protect the privacy of adjoining occupiers in accordance with Policies GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy TD1 of the Local Plan (Part 1) 2018.

15. Condition

The area surrounding all replacement trees throughout the development approved in accordance with conditions 8 and 9 shall be provided fully in accordance with the tree pit detail shown on approved plan 2787-DT-02 Rev P1.

Reason

To ensure that suitable conditions are provided for replacement trees to protect biodiversity in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

16. Condition

All parking and turning areas hereby approved shall be provided in accordance with approved plan 2889-A-1700-PL-E prior to the first occupation of the relevant dwelling or commercial premises, or prior to the first occupation of 50% of the dwellings where they relate to on street spaces. Thereafter, the spaces shall be retained for parking in accordance with the approved details for the lifetime of the development.

Reason

To provide suitable parking facilities in accordance with Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan 2019.

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. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
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.

Template for Sign off Instructions following Committee

Application Ref No: WA/2022/01191

Site: WOODSIDE PARK
CATTESHALL LANE
GODALMING
GU7 1LG

Resolution (to be completed immediately after committee):

Decision: REFUSE

Members resolved that the decision should be issued in accordance with the recommendation:

- On agenda report
- On agenda report and subject to changes as set out on update sheet and/or post committee

Members overturned the officer recommendation and resolved that the decision should be issued:

- In accordance with the details on the post committee memo

Members resolved to defer the application:

- For reasons set out in post committee memo

Legal agreement required – officer to instruct legal/update with decision YES/N/A

Referral to Secretary of State required – officer to instruct YES/N/A

Officer's signature

P SMYTH

Date

25/11/2022

Team Manager's signature

K CORPS

Date

25/11/2022

Instructions to front team (to be completed when decision ready to be dispatched):



No legal agreement – issue decision in accordance with instructions above.



Legal agreement completed and checked – issue decision in accordance with instructions above.



Legal agreement not completed in accordance with resolution. Issue decision in accordance with recommendation B as set out in agenda report/update/post committee memo/instructions below.

Notes:

Officer's Signature:

P SMYTH

Date:

25/11/2022

Team Officer's Signature:

K CORPS

Date:

25/11/2022

G/Planning/Support/Sign off instructions following committee.

WAVERLEY BOROUGH COUNCIL

POST-COMMITTEE MEMORANDUM

8.3 Woodside Park, Catteshall Lane, Godalming, GU7 1LG

At the Eastern Area Planning Committee on 23rd November 2022, Members resolved to REFUSE the application for the following reasons:

1. *The proposal would result in the loss of an approved community and commercial asset, in conflict with policies SS8, EE2 and ICS1 of Local Plan (Part 1) 2018, Retained Policy IC2 of the Local Plan 2002 and Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*
2. *The proposal, by way of its cramped design and lack of amenity space and landscaping would result in conflict with Policies TD1, CC1 and CC2 of the Local Plan (Part 1) 2018, Retained Policies D1 and D4 of the Local Plan 2002 and Policies GOD5 and GOD 16 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*

WA/2022/01191 – Erection of a block of 12 flats together with associated parking and bin store (as amended by plans received 09/09/2022) at WOODSIDE PARK CATTESHALL LANE GODALMING GU7 1LG

Applicant: Mr R Trendle - Castle Green Developments Ltd
Parish: Godalming
Ward: Godalming Central and Ockford
Grid Reference: E: 497974
N: 143956
Case Officer: Philippa Smyth
Neighbour Notification Expiry Date: 10/05/2022
Extended Expiry Date: 25/11/2022

Committee Meeting Date: Eastern Area – 23rd November 2022

RECOMMENDATION A That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to conditions, permission be **GRANTED**

RECOMMEDATION B That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be **REFUSED**.

1. Summary

The application is for the erection of a block of 12 flats, together with associated parking and bin store.

The application was called into Committee by Cllr George Wilson and Cllr Penny Rivers on the basis that the site was identified in the Local Plan (Part 1) 2018 for mixed use and owing to the wider concerns of the local residents.

Policy SS8 of the Local Plan (Part 1) 2018 sets out that the Land at Woodside Park, Godalming is allocated for around 100 homes, community and employment uses subject to the following: a) The appropriate mitigation being undertaken for any contamination which may be found on the site. b) The achievement of satisfactory detailed access arrangements to the development onto Catteshall Lane. Permission was granted pursuant to outline permission (WA/2016/1418) and the associated reserved matters permission (WA/2020/0780) for the erection of 97 dwellings (including 17 affordable units) and the erection of a commercial building which would

provide accommodation for a day care nursery at ground floor and office accommodation at first and second floor.

The current application seeks to provide 12 affordable units, comprised of 6 x 1-bedroom and 6 x 2-bedroom flats. The form of the building would be as previously approved. The applicant has set out that a study of the local commercial market shows that the intended nursery and office users have already relocated within the Borough, and that there is a surplus of office space within the area and the loss of the use within the development will not harm the commercial space within the area.

2. Additional information since previous committee meeting on 28th September 2022

2.1. Introduction

The above item was brought to the Eastern Area Planning Committee on 28th September 2022. The determination of the application was deferred at the request of Cllr Paul Follows, seconded by Cllr Steve Cosser, so that further justification on the loss of commercial and community space could be provided.

Following this, the applicant has provided the following documents which are available on the application file:

- A review of Early Years Providers in Godalming letter by Rocking Horse Nursery, Wey Court, Godalming, Surrey, GU7 3JE dated 10th October 2022.
- Hurst Warne Report (Update October 2022)
- Covering Letter

These documents are discussed below.

2.2. Assessment

This should be read in conjunction with paragraph 11.4 'Loss of commercial and community uses' in this Committee Report.

2.2.1. With regard to the loss of the commercial use

Further to the original 'Commercial Property Market Update' submitted with the application, the applicant has provided a further update from the authors, Hurst Warne, dated October 2022.

The update sets out, in relation to Godalming office availability:

- Office availability has increased substantially over the past 6 months; just one of the 11 properties marketed back in April has since been rented, whilst 5 new office premises have been brought to the market.
- As a result, there has been a net increase of over 1,115 sq m (12,000 sq ft) of office space availability (an additional 25%) over the past 6 months alone.
- It must be noted that 1,858 sq m (20,000 sq ft) of the above figure is in Friary House, Station Road.

- It should also be noted that approx. 7,000 sq ft at Trade Direct House is not on the market yet and due to come on in the coming weeks.

In summary, office availability has increased by over 25% since April 2022 in Godalming and its surrounds and therefore there remains a plethora of space available, even more so now than the production of Hurst Warne's original report. Hurst Warne note that, although difficult to ascertain, they would expect this trend to continue over the next 12 months.

The update set out, in relation to the 'Alternative Use Market' (Including retail, leisure and light industrial) availability:

- Due to the planning changes in September 2020, D1 (nursery) and B1 (office) use classes now fall under the same 'E' class. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.
- Hurst Warne have also undertaken a market update for the alternative use market. As mentioned above there is plenty of office stock available in Godalming, so they expect to see the same trend with alternative space.
- In October 2022, another full survey of retail and other units in Godalming town centre found a range of vacant units as detailed in the full report.
- Availability has increased slightly from approximately 3,995 sq m (43,000 sq ft) in April 2022 to 4,133 sq m (44,500 sq ft) in October 2022.

As the application site currently has plans for alternative use, specifically D1 (now Class E) use on the ground floor it is important to look at availability of alternative use units in Godalming. The assessment shows that there has been an increase in the number of available units over the last 6 months. Given this increase, and the current lack of demand for units in Godalming Hurst Warne consider there to be no need for extra supply for alternative use properties.

2.2.2. With regard to the loss of nursery/community use

The submitted 'Early Years Providers review' summarises research undertaken into the current and future provision of first year providers in Godalming, identifying the individual settings and assessing the current and potential capacity of each. This information was predominantly sourced from Ofsted (The Office for Standards in Education). Other sources of information for this research include:

- Census 2011 & 2021 (The Office for National Statistics)
- Childcare and Early Years Survey of Parents 2022 (The Department of Education)
- Various Early Years Provider Inspection Reports (The Office for Standards in Education)
- Surrey Childcare Sufficiency 2021 (Early Years Commissioning Team, Surrey County Council)

This can be summarised as follows:

- 840 children in Godalming receive an average of 22 hours of childcare per week.
- The current full-time capacity of early years providers in Godalming is 797, however the equivalent part time capacity (at 22 hours) is 1811. This is over double the number of children that currently receive childcare in Godalming.
- Furthermore, and when the new N Family Club nursery opens in Catteshall Lane next year, the capacity of early years providers in Godalming will increase to 2082; two and a half times the current demand.
- Whilst some children will likely attend these early years providers from outside of Godalming, equally children living within Godalming will attend settings located outside of the area.
- The population of 0-4 years olds in Godalming has decreased by 11% over the past decade; this trend (and with it a decrease in demand) is predicted to continue for the next 5+ years.

The above evidence shows a clear and significant overprovision of available capacity when compared to the demand for places. This will only increase further once the new N Family Club setting opens in Catteshall Lane in 2023. Even if a new nursery setting was provided at Woodside Park, the current Rocking Horse Nursery facility at Wey Court would close, therefore no additional community use would be provided and there would be no increase in early years provider capacity.

In addition to the assessment set out in the Committee report, Officers are satisfied that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

2.3. Conclusion

Officers consider that the applicant has clearly evidenced that there is an oversupply of nursery places in Godalming, which will increase in 2023 with the opening of the new 'N Family Club' on Catteshall Lane. In addition, there is an abundance of available office or alternative Class E space in Godalming and its surrounds. On this basis, Officers are satisfied that there is no need for the consented office and community building to be constructed. There is no policy basis for further information to be provided to evidence this.

As set out in the Committee Report, officers consider that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. There is no policy basis requiring the applicant to evidence this further.

It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

3. Site Description

The site is located on the south site of Catteshall Lane and formed part of a larger site that is currently under development to provide 97 residential units, the retention of an ambulance station and a commercial and community building.

This portion of the site formerly contained an office building (Bargate House) which was demolished as part of the extant outline and reserved matters permissions.

The site is currently free of development pending the determination of this application.

To the north of the site is a modern office development (Sandford Mews), that was converted to residential accommodation and the rear garden of Rosedale (a private house). To the north west is the ambulance station. To the south and east are areas of open countryside that form part of the Green Belt, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) and the Godalming Hillside.

The surrounding area consists of a mix of residential and commercial developments.

The site is accessed via an existing access from Catteshall Lane.

4. Proposal

The application proposes:

- The erection of a block of 12 flats, which would comprise:
 - 6 x 1-bed units
 - 6 x 2-bed units
 - 100% affordable units
- The provision of a bin store for refuse, recycling and food waste storage
- Associated parking

Amended plans were received which removed the proposed balcony from the first floor north-western elevation of Unit 6.

5. Plans

Please see Appendix A

6. Heads of Terms

The following contributions and measures are required to make the development acceptable (secured via a S106 agreement):

Affordable housing provision

- 100% affordable housing
- Mix and tenures to be secured (see details set out in Housing mix and provision of affordable housing section of report)

7. Relevant Planning History

WA/2021/02569	Display of illuminated hoarding and board signage at Woodside Park (amended description and as amended by plans received 4.04.22)	CONSENT GRANTED 05/05/2022
NMA/2022/01116	S96A Application for Non Material Amendment to WA/2019/0370 to Amend Condition 22 of Outline Planning Permission	NON MATERIAL AMENDMENT ALLOWED 19/04/2022
NMA/2021/01325	Amendment to condition 12 in order that it may be discharged in two stages and enable development to commence asap.	NON MATERIAL AMENDMENT ALLOWED 06/07/2021
S52/2019/0002	Request to modify a Section 106 legal agreement (WA/2019/0370 outline application) in respect of affordable housing mix in reserved matters application WA/2020/0780	AGREE TO VARY 17/06/2021
WA/2020/0780	Approval of reserved matters: appearance, layout, scale and landscaping pursuant to WA/2019/0370 (variation of condition application to WA/2018/1336) outline permission for the erection of up to 100 dwelling including 17 affordable together with	RESERVED MATTERS APPROVED 03/06/2021

	<p>the erection of up to 100 dwelling including 17 affordable together with the erection of a building to provide a community use (use class D1) with office (use class B1) (Revision of previous reserved matters application WA/2018/1675) This application reduces the number of dwellings to 97 and is an alternative scheme Option 1</p>	
WA/2019/0370	<p>Application under Section 73 to remove Condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere).</p>	<p>GRANT 21/05/2020</p>
WA/2018/1675	<p>Reserved matters application pursuant to outline consent granted under WA/2016/1418 (as amended by consents WA/2018/1336 and WA/2018/1614) 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</p>	<p>REFUSE 02/10/2019</p>
WA/2018/1336	<p>Application under Section 73 to vary Condition 3 (approved plans) of WA/2016/1418 to allow revised means of access to the site.</p>	<p>GRANT 21/11/2018</p>
DM/2018/0001	<p>Prior Notification of</p>	<p>PRIOR APPROVAL</p>

	proposed demolition: G.P.D.O. Schedule 2 of Part 11. Demolition of all buildings on the site apart from the Ambulance Station.	REQUIRED GRANTED 12/06/2018	AND
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	GRANT 26/05/2017	
WA/2016/0101	Outline application for the erection of 107 dwellings, including 27 affordable together with the erection of a building of 930 sq. m. to provide a community use (Class D1) at ground floor level with office use (Class B1) above; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be permitted at outline. As amended by plans and additional information received on 10/02/2016 and 18/03/2016.	REFUSE 03/06/2016	
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 proposals above. Option 1: Class B1	REFUSE 15/12/2015	

	office use, Option 2: 20 dwellings; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline stage.	
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8. Relevant Planning Constraints

Strategic Site – Woodside Park
Employment Site
Developed Area of Godalming
Wealden Heaths I SPA 5km Buffer Zone
Ancient Woodland Buffer Zone

9. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, RE2, RE3, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4, SS8, EE2.
- Godalming Neighbourhood Plan (made August 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD12, GOD13, GOD14, GOD16
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D8, D9, C7, M5, M7, IC2.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- National Design Guide (2019)

10. Consultations and Town/Parish Council Comments

Godalming Town Council	<p>Objection.</p> <p>Outline consent approved for WA/2026/1416 included the retention of the existing building for commercial use with the lower floor acting as a Nursery and upper floors providing office accommodation. This site is a mixed-use site, which includes residential and employment. The change of use of this building from commercial to residential without alternative commercial provision would undermine the principle of the site being a mixed site under the Local Plan (Part 1) 2018 Policy SS8. The Policy required a Strategic Mixed-Use site for approx. 100 homes, community and employment uses. It has been indicated that the Nursery School provider who the provision was aimed at, is no longer seeking to return to this location. However, Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan support Woodside Park as a contributor towards start up space.</p> <p>Godalming Town Council has previously expressed concern at the loss of employment space, which the loss of this commercial building would further contribute towards.</p> <p>Godalming Town Council objects to this application on the basis of loss of employment premises.</p>
Natural England	No objection
Thames Water Utilities	No objection subject to the guidance provided.
Southern Water	The development site is not located within Southern Water's statutory area for water supply/wastewater drainage services.
South East Water	No response received.
Lead Local Flood Authority (LLFA)	No objection, subject to conditions.

Environment Agency	Refer to standing advice.
County Highway Authority	No objection, subject to conditions.
Surrey Wildlife Trust	No objection, subject to conditions.
Forestry Commission	No objection, but asks the Council to consider the cumulative effects on the ancient woodland when taking into consideration the 97-property development which is currently under construction on the same site.
Council's Waste and Recycling Officer	No response received.
Council's Environmental Health Officer – Contaminated Land	No objection, subject to conditions.
County Council – Infrastructure	Previous s106 impacts that gave rise to education contribution requests, are now covered by CIL receipts in the main

11. Representations

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

- Loss of nursery provision which is greatly needed.
- Loss of small commercial office space which is greatly needed.
- Too many offices have been turned into flats.
- No need for more flats.
- Lack of infrastructure for residential accommodation.
- We need to support local businesses.
- Loss of privacy.
- Overlooking.
- Residential accommodation would be occupied 24/7.
- Balconies are a cause for concern and should be Juliette balconies only.
- Concerns re. lack of retaining wall.
- Greater noise and disturbance.
- The rooms should be reconfigured.
- Woodside Park is already sufficiently developed.
- The site has been crammed since the original permission.
- There has been a complete failure to recognise the needs of the community (I.e. loss of playground, green planting, etc).
- A nursery and commercial unit in this location would be a great benefit to the increasing number of residents in this area which has not seen any provision of this nature in the developments over the past years.
- Increased parking on Catteshall Lane.
- Do not agree that the commercial unit would not be commercially viable as the developer owns the nursery and had been on the site for 15+years.
- it is understood that the nursery continues to thrive so why would it not relocate back to this location.

- The parking at the new nursery location is more dangerous.
- The original commercial unit was fit for purpose and had less impact on the neighbours and locality (changing to flats would again add more strain on local services and the road network), not to mention overlook Sandford Mews and other nearby residents.
- The loss of commercial accommodate was a previous reasons for refusal.
- Impact on road use.
- Loss of key community facility/demand for business use.
- There is also a lack of small office accommodation in the area.

12. Planning Considerations:

12.1. Principle of development

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

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity.

The application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates the wider site suitable for around 100 dwellings, employment and community uses, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane.

Permission was granted pursuant to outline permission (WA/2016/1418) and the associated reserved matters application (WA/2020/0780) for 97 dwellings, including 17 affordable units as well as a community and commercial building. This permission is extant and could be implemented in full.

12.2. Planning history and differences with previous proposal

The planning history is a material consideration.

As above, planning permission has been previously granted, as part of the wider Woodside Park re-development for the erection of a part 2-storey, part 3-storey building to provide a community use at ground floor and commercial office accommodation at first and second floor.

The differences between the current proposal and that application are, in terms of the use of the proposed building, that the current proposal seeks to provide residential accommodation in the form of 12 flats and associated parking and refuse storage. The flats are proposed to be 100% affordable units.

In terms of the design of the proposed building, the proposal is largely the same with a few fenestration alterations and the addition of a number of steel and glass balconies.

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

12.3. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1 April 2021 in November 2021. Since then, the Council has published a factual update to the Five-Year Supply Position Statement (December 2021). Several appeal decisions have also been issued which examine the Council's five year supply and conclude that the Council cannot currently demonstrate a five year supply. The Council accepts this but considers some of the sites discounted by recent Planning Inspectors should remain in the supply. On this basis, the Council calculates it currently has 4.3 years' worth of housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged. Therefore, unless specific policies contained within footnote 7 provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

12.4. Loss of commercial and community uses

As noted above, the application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018 This allocates the wider site suitable for around 100 dwellings, employment and community uses.

The application proposes to replace the consented commercial and community uses with a residential use.

With regard to the loss of the commercial use

Retained Policy IC2 of the Local Plan 2002 sets out that the loss of suitably located industrial and commercial land will be resisted. Sites will be regarded as being suitably located where they meet one or more of the following criteria:-

- a) the continued use of the site for commercial or industrial purposes would not have a materially adverse impact on the local environment or the amenities of nearby residents;
- b) they lie within or close to residential areas which can provide a source of labour;
- c) they are conveniently located to customers/markets and to other firms;
- d) they are located where the highway network can satisfactorily absorb the traffic generated; and

- e) they are conveniently served by public transport and/or are conveniently accessible from nearby residential areas by walking/bicycle.

The Policy requires the applicant to demonstrate that there is no need for the site to be retained for employment purposes.

Policy EE2 of the Local Plan (Part 1) 2018 sets out that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate. In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed new use will contribute to the economy or meet other specific economic needs.

Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019 sets out that development proposals to provide small-scale employment accommodation, including as part of residential led, mixed use site allocations in the Waverley Local Plan Part Two, will be encouraged.

Historically, the Woodside Park development compromised a mix of office, industrial and warehouse buildings and the approved redevelopment sought to retain an element of commercial and community space. The current proposal would replace a consented building that would provide 2 floors of commercial office space. This building has not been constructed but the permission is now extant owing to the implementation of wider residential development.

The applicant has set out that the proposed development overrides the need to retain commercial uses on this site. They have provided a report by chartered surveyors Hurst Warne dated April 2022 on the commercial property market within Godalming and surrounds. The report sets out (in short) that:

- *Demand for Godalming offices tend to come from within Godalming itself or nearby villages / small towns and very few businesses would seek to relocate to this area. Larger, blue chip and national companies would look towards other nearby towns such as Guildford or Woking where the choice of stock is larger and better quality, with easier access to the road communications network.*
- *Hurst Warne have seen relatively low levels of demand in Godalming and surrounds. Low take-up levels have been experienced in other surrounding towns, with the exception of Guildford, Leatherhead and Weybridge. This has been down to the pandemic where the majority of workforces have been working from home. The take up that Hurst Warne are aware of, over the last 12-18 months, has been very small suites to sole traders and local small businesses.*

- *At the time of writing, there was approximately 5,481 sq m (59,000 sq ft) of available office accommodation (in Godalming). Therefore, this large amount of supply in Godalming provides plenty of stock for occupiers and the supply is sufficient for many years to come. If we look further afield to Guildford and Woking there is also large amounts of supply there. Furthermore, from market knowledge it is expected that this number will increase due to the effects of the pandemic as office occupiers will require less space going forwards as an element of their workforce remains working from home.*
- *A large amount of available space within the town is located at Friary House on Station Approach. The building is undergoing a comprehensive refurbishment to deliver Grade A office space. The building benefits from LED Lighting, raised floors, flexible floorplates, new showers, and toilet facilities. The building is adjacent to Godalming station and moments from the town centre. The building is in the process of being refurbished and should be ready Q3 2022.*
- *Slightly closer to the application site is Godalming Business Centre where Unit 8 is available here and provides good quality office accommodation at slightly more affordable rents (quoting £280 per sq m / £26.00 per sq ft).*
- *It is considered that there is an ample spread of different types of accommodation and rental levels for companies wishing to relocate into or within Godalming.*

In summary, Hurst Warne's report sets out that there is a plethora of office space available in Godalming to suit most occupiers' requirements. It is in the opinion of the authors that plans to redevelop the application site into an office / alternative use to provide additional space in Godalming is not practical nor suitable and would not see demand due to the weak level of demand in this locality. Moreover, given the secondary location of the subject site, it would not be the first option for occupiers when looking at offices in Godalming.

With regard to the loss of community use

Policy ICS1 of the Local Plan (Part 1) 2018 sets out that the Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.

Hurst Warne's report sets out that:

- *The current approved plans are for a nursery / D1 space on the ground floor and offices / B1 space on first and second floors. However, due to the new planning changes in September 2020, these classes fall under the same 'E' class now. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.*

- *There is plenty of office stock available in Godalming so it is expected that the same outcome would be witnessed for the alternative use market.*
- *To the east of the site towards the town centre there are large supermarkets such as Sainsbury's and Waitrose. The town centre has a variety of shops and other spaces with local and national occupiers; however, the High Street has suffered over the past 12-24 months with a reasonably high level of vacancy.*
- *It is currently difficult to ascertain a complete demand picture due to the pandemic and lock downs which have occurred throughout 2020 and 2021. However, they are seeing positive movements in the alternative use sector regionally. Godalming has a reasonably healthy retail environment with a large amount of small local retailers.*
- *However, there are many vacant units especially on the High Street. At the time of writing there were 14 retail / industrial / alternative use properties available totalling 3,995 sq m (43,000 sq ft). It is also estimated that there would be 5-10 units coming available soon as a further result of the pandemic and retail attitudes.*
- *The majority of vacant units tend to be small lock up shops that suit local occupiers rather than the more national and regional occupiers.*

In summary, Hurst Warne's report sets out that as the application site currently has plans for alternative use, specifically D1 use on the ground floor it is important to look at the current demand and supply of Godalming and surrounds that is discussed above. Given the current lack of demand and ample supply of units in Godalming it is considered that there is no need for extra supply for alternative use properties. Furthermore, due to the secondary location of the site and the current economic climate, it is highly unlikely that any occupier would risk such a speculative venture given the prevailing market conditions in the current post pandemic market.

In addition to this report, the applicant has set out that when the intended occupant of the community space (the previous Nursery) confirmed their permanent move to Wey Court, the applicant did consider seeking an alternative community use for the ground floor of the approved building. Their initial discussions, as set out in Hurst Warne's report, advised that the lack of demand for this type of space together with the limited rental income that it would achieve would make this option unviable. The applicant nonetheless approached a number of companies that they had worked with in recent years to ascertain if they would be interested in utilising the space at Woodside Park but it was clear that this would also be unviable.

The applicant also considered the use of the ground floor as a doctor's surgery. However, it was considered that as a standalone surgery, the building was not large enough and in too close proximity to existing Mill Practice further along Catteshall Lane. The Mill Practice also confirmed that they were not interested in expanding their existing facility into this space.

Other uses such as a museum, library or fitness club were not considered viable.

Further, as the upper floors were intended to be rented as offices for which the applicant established there is an oversupply of in the area, the applicant sets out that it became clear to them that the long term sustainability of the consented building, which is yet to be built, was not viable in its approved form.

Whilst Officers acknowledge the extant permission and consented scheme that would provide commercial and community space, the consented building has not been developed yet. Thus, it is a material consideration that no existing businesses would be displaced by the proposed development, noting the applicant's case that other suitable office or alternative uses accommodation is readily available in the immediate and local area.

It is clear that whilst historically the Woodside Park development comprised a mix of office, industrial and warehouse buildings it is largely surrounded immediately by residential uses – with the exception of the existing ambulance station which is proposed to be retained. As such, it would not be out of character for a residential use to occupy this space. Whilst it can be said that the application site is 'suitably located' commercial land in terms of Policy IC2 of the Local Plan 2002, the character of the area is now altered as such that the immediate area is predominantly residential which is a material consideration

With regard to Policy EE2 of the Local Plan (Part 1) 2018, noting the case put forward by the applicant, there is little prospect of the building being used for its previously intended commercial and community uses. The Council have a clearly identified need for new homes, in particular affordable homes. This weighs in favour of the proposal. It is considered that a residential use at this site would support the local economy through the use of local services and facilities.

With regard to Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019, whilst it is noted that the small-scale employment accommodation is encouraged, the applicant has put forward a case that there is plenty of such accommodation available within Godalming for future occupiers who may seek such space.

With regard to Policy ICS1 of the Local Plan (Part 1) 2018 the applicant has set out that the intended occupier of the consented community use has already permanently relocated to alternative premises and as such is not displaced. Other alternative uses have been considered but no suitable users have been identified.

Officers consider that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

11.5 Housing mix and provision of affordable housing

Level of affordable housing proposed

Policy AHN1 of the Local Plan (Part 1) 2018 sets out the Council's affordable housing required of 30% of affordable housing on qualifying sites. All 12 homes proposed in this application – 100% of the units – are proposed as affordable homes, which exceeds this requirement which is a benefit of the proposal. However, the affordability of these homes in terms of tenure and bed size will also need to be a strong consideration, in terms of how closely they will meet local housing need and maintain their affordability in response to rises in the cost of living.

Affordable mix

Policy AHN1 requires the mix of dwelling types, sizes and tenure split to reflect the type of housing identified in the most up to date evidence of housing need. The Council's latest needs evidence is the Waverley Housing Affordability Study 2021. The First Homes requirement (25% of all affordable homes to be First Homes), and the requirement for 10% of homes across the development as a whole to be for affordable home-ownership, do not apply to schemes such as this which are 100% affordable housing.

Affordable housing over the Council's 30% requirement is referred to as such in the Section 106 agreement, as 'Additional Affordable Housing', so as to make clear the distinction between these and the 30% affordable housing defined by Policy AHN1.

When secured in this way, 'Additional Affordable Housing' units will be eligible for CIL social housing relief. Additional Affordable Housing, offered above the ANH1 requirement, is eligible for Homes England funding.

On this scheme, 30% equates to a planning requirement for 3.6 affordable homes. The proposal comprises 6 x 1-bed and 6 x 2-bed units. The Council's Housing Enabling team have set out the requirement that 2 x 1-bed and 2 x 2-bed units are specified as the units in compliance with Policy AHN1 with the remaining 4 x 1-bed and 4 x 2-bed units are specified as Additional Affordable Housing with the Section 106 agreement, should permission be granted.

The Council's Housing Enabling team have confirmed that the proposed mix of bed sizes of 6 x 1-bed and 6 x 2 bed-proposed broadly reflects the Waverley Housing Affordability Study which recommends a mix which is predominantly for 1 and 2 beds on rented homes. Officers do note that this would not strictly comply with Policy GOD1 of the Godalming and Farncombe Neighbourhood Plan 2019 as no 3-bed units are proposed. However, it is considered that the application site does not lend itself well to larger units.

Rent levels

The Waverley Affordability Study shows that the greatest need across the borough is for rented accommodation. The Council's priority for rented housing is for social rents as reflected in the '*Affordable Homes Delivery Strategy 2022-25: Build More, Build Better, Build for Life*'. It is therefore recommended that all 12 units are provided as social rather than affordable rents. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a pressing need to deliver this tenure to meet the needs of Waverley's lowest income households.

However, if social rents are shown to be unviable on this site then affordable rents may be acceptable if the rents are kept as low as possible. In line with the Waverley Affordability Study, both one and two bed units should be capped at no more than 70% of market rents (including service charges) so that working households can afford them.

The applicant has committed to deliver the affordable homes either at social rent or at a reduced affordable rent (capped at 70% of the local market rent, including service charges). Either approach would be in line with the Affordable Homes Delivery Strategy 2022-25. Although social rent is our preference, we appreciate this will be more difficult to achieve on a site for 100% affordable housing. The S106 will require the provision of either social rent or affordable rent capped at 70% of market rent.

The size and design of the units are discussed in the 'Standard of accommodation and amenity of future occupiers' section.

On the basis that the affordable housing mix and tenure is acceptable, the proposal is considered to accord with AHN1 of the Local Plan Part 1 (2018). This would be secured via a Section 106 agreement in the event of approval.

11.6 Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2021.

Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 sets out that all development shall not significantly adversely impact on the amenity of neighbours, and be sympathetic to the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they contribute positively to the features of the respective character areas, as described in the Godalming and Farncombe Character Area Assessments.

The proposed building would be part 3-storey, part-2 storey and would have the same design as the previously approved community and commercial building

(approved under WA/2020/0780) with the exception of a few elevational changes such as the addition of modest balconies.

The proposed design is not exciting, however it is a material consideration that a very similar building could be erected without any further permission required. It is noted that the proposed building would be located adjacent to Block E - Stillwater House which is a part 3-storey, 4-storey flatted block. As such, the proposed building would be in keeping with surrounding development.

Owing to the importance of the use of good quality material, a condition is recommended ensure the submission of material details prior to construction.

The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

11.7 Standard of accommodation and amenity of future occupiers

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.

Affordable homes in Waverley should meet the Nationally Described Space Standard in line with Waverley’s Allocation Scheme.

To make best use of affordable housing stock, the expectation is that 1-bed units should accommodate 2 people and 2-bed units should accommodate 4 people.

The application would provide 12 units. The following tables provide a comparison between the proposed floor areas and the Technical Housing Standards.

Bedroom size compared to Technical Space Standard

Unit no.	Bed no. and person no.	Internal floor area proposed	Technical Space Standard	Does it accord?
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1	Bedroom 1, 2p	16.197m ²	11.5m ²	✓
2	Bedroom 1, 2p	14.762m ²	11.5m ²	✓
2	Bedroom 2, 2p	11.920m ²	11.5m ²	✓
3	Bedroom 1, 2p	14.470m ²	11.5m ²	✓
3	Bedroom 2, 2p	15.491m ²	11.5m ²	✓
4	Bedroom 1, 2p	12.364m ²	11.5m ²	✓
4	Bedroom 2, 2p	16.318m ²	11.5m ²	✓
5	Bedroom 1, 2p	16.572m ²	11.5m ²	✓
6	Bedroom 1, 2p	14.587m ²	11.5m ²	✓
6	Bedroom 2, 2p	11.859m ²	11.5m ²	✓
7	Bedroom 1, 2p	13.567m ²	11.5m ²	✓
7	Bedroom 2, 2p	14.281m ²	11.5m ²	✓
8	Bedroom 1, 2p	12.557m ²	11.5m ²	✓
8	Bedroom 2, 2p	16.067m ²	11.5m ²	✓
9	Bedroom 1, 2p	15.415m ²	11.5m ²	✓
10	Bedroom 1, 2p	15.554m ²	11.5m ²	✓
11	Bedroom 1, 2p	13.309m ²	11.5m ²	✓
12	Bedroom 1, 2p	14.660m ²	11.5m ²	✓

Gross internal floor areas compared to Technical Space Standard

Unit	Detail	Technical Standard	Internal floor area proposed	Does it accord?
1	1b, 2p, 1s	50m ²	51.193m ²	✓
2	2b, 4p, 1s	70m ²	71.528m ²	✓
3	2b, 4p, 1s	70m ²	69.641m ²	Very slight shortfall
4	2b, 4p, 1s	70m ²	71.443m ²	✓
5	1b, 2p, 1s	50m ²	51.701m ²	✓
6	2b, 4p, 1s	70m ²	71.951m ²	✓
7	2b, 4p, 1s	70m ²	69.340m ²	Very slight shortfall
8	2b, 4p, 1s	70m ²	71.516m ²	✓
9	1b, 2p, 1s	50m ²	52.679m ²	✓
10	1b, 2p, 1s	50m ²	50.093m ²	✓
11	1b, 2p, 1s	50m ²	49.952m ²	Very slight shortfall
12	1b, 2p, 1s	50m ²	50.566m ²	✓

The above analysis demonstrates that all of the proposed bedroom sizes would meet and exceed the technical guidance. With regard to the gross internal floor areas, 9 units meet the standards with units 3, 7 and 11 falling very slightly short of the guidance. However, it is noted that unit 3 has the ability to open French windows to outside communal space and units 7 and 11 would have a small balcony space. All habitable rooms would be provided with sufficient light and outlook.

The communal bin store proposed would provide 1 1100L refuse bin, 1 660L refuse bin, 1 1100L recycling bin, 1 660L recycling bin and 2 140L food waste. This would provide sufficient secure, communal waste storage for a development of this size, in accordance with the Council's 'Requirements for Refuse and Recycling Provision at New Developments'.

Whilst no private amenity space is proposed, some small areas of communal space are proposed as well as the publicly accessible wooded areas, open undeveloped areas and the lake secured via the original outline permission to the south of the application site.

Officers consider that sufficient information has been provided to demonstrate that a development could be achieved that delivers good quality accommodation for future residents, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

11.8 Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2021.

It is a material consideration that permission has been granted for a community and commercial building in this location. This permission is extant and could be built-out.

The closest residential properties to the application site are Rosedale to the north-east, 9 Sandford Mews to the north and the units at Block E - Stillwater House, currently under construction at the wider Woodside Park development.

Amended plans were received which removed the proposed balcony from the first floor north-western elevation of Unit 6.

9 Sandford Mews

It is noted that the introduction of a building in this location would have a sense of presence owing to the existing undeveloped area of the site. However, it is a material consideration that the community and commercial building approved under WA/2020/0780 could be lawfully implemented, owing to the wider implementation of the approved scheme. The current proposed building would be sited in the same location and would be of the same height, bulk, scale and mass.

The proposed building would be sited 1.7m from the shared boundary with no. 9 Sandford Mews and 4.7m from the dwelling. It is noted that the proposed building would be sited adjacent to the parking area and bin store for the wider Sandford Mews development which would not be considered private amenity space. On this

basis, and owing to the planning history, Officers are satisfied that the proposal would not appear overbearing or result in a loss of light or outlook to the occupiers of 9 Sandford Mews.

The consented building has windows at first and second floor in the north-western elevation which would serve the commercial office space. These windows would face Sandford Mews.

It is noted that the proposed building would also feature first and second floor windows in the north-western elevation which would serve habitable rooms which would face Sandford Mews. Whilst it is acknowledged that these windows afford views towards Sandford Mews they would predominantly provide views across the existing parking and bin storage which is not considered private amenity space. There are no first floor windows in the south eastern side elevation

Whilst Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved scheme.

Rosedale

Officers note the concerns raised by the occupiers of Rosedale.

The proposed building would be, at its closest, 4.6m from the shared boundary with Rosedale extending to 6.1m. Owing to this separation distance and bearing in mind the extant permission, Officers are satisfied that the building would not appear overbearing or result in a loss of light or outlook to the occupiers of Rosedale.

As above, the consented building has windows at first and second floor in the north-eastern elevation which would serve the commercial office space. These windows would face the rear garden on Rosedale. It is noted that the rear garden of Rosedale is in excess of 60m long. As the crow flies, the proposed building would be 25m from the dwelling at Rosedale with the built form of Sanford Mews in between. Owing to this separation distance, Officers are satisfied that the proposed building would not provide clear outlook to the primary amenity space to the very rear of the dwelling.

As above, Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, however it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved scheme.

Stillwater House – Block E

The development at Stillwater House is currently under development. Looking at the approved plans for WA/2020/0780, Block E is approximately 9m from the approved commercial building. There are first and second floor windows in the north-eastern elevation that would serve habitable rooms. The proposed building would feature first and second floor windows in the south-western elevation which would face Block E. These windows would serve habitable rooms to the rear of the elevation. Officers acknowledge that there may be a degree of intervisibility between Block E and the Units 8 and 12 of the proposed building. However, and as noted above, it is a material consideration that the commercial building could be developed which featured kitchen windows at first and second floor which would face Block E which would likely result in a degree of intervisibility.

Officers note the concerns raised regarding the proposed balconies. Amended plans have been received which have removed the proposed balcony on Unit 6. Modest balconies are proposed on Units 7 and 8 at first and, Units 11 and 12 at second floor on the south-eastern elevation and Unit 5 at first floor on the south-western elevation.

Those proposed on the south-eastern elevation would face an area of car parking and open space and would not face existing or proposed residential properties. Officers consider these to be acceptable subject to a scheme to be submitted which would ensure privacy screening was erected on the north-eastern and south-western sides of each balcony to prevent any additional overlooking or loss of privacy to neighbouring occupiers.

The proposed balcony on the south-western elevation would face a parking area and access. Owing to the 'L shape' of the building, it would not provide any additional views to Block E at Stillwater House.

Officers note the concerns raised regarding noise and disturbance. The application site is surrounded by other residential properties, either existing or under construction. It is not considered that the proposal would result in noise and disturbance over and above the existing situation, particularly given the limited outdoor amenity space.

In summary, Officers acknowledge that the relationship with residential units would differ from that of a commercial and community building in terms of the usage and likely hours of operation. It is also acknowledged that the current proposal would result in a degree of overlooking and loss of privacy to neighbouring occupiers. However, this is not consideration to be so harmful, over and above the extant permission, to result in a reason for refusal.

11.9 Play space provision

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019) 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 has 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.

It is noted that no LEAP or LAP are proposed as part of the current application. However, it is noted however it is noted that a LEAP would be provided as part of application WA/2019/031 within the adjacent original blue line land to the south which was secured via legal agreement. It is also noted that the outline permission secures the land within the original blue line, which includes wooded areas, open undeveloped areas and the lake, as publicly accessible. On this basis, Officers are satisfied that sufficient play space or publicly accessible open space is available for the occupiers of the proposed development.

11.10 Flooding and drainage

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 Lead Local Flood Authority (LLFA) have been consulted on the proposal and the submitted documents:

- 21339-P01 – Proposed Site Plan
- Flood Risk Assessment, Sanderson, July 2016, report reference: 8475/001/04
- Surface Water Drainage Strategy, Thomasons, November 2016, reference: G22260

The LLFA have confirmed that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the appliance of a number of conditions

requiring that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. The development is therefore acceptable with regards to flooding.

11.11 Contaminated Land

The proposal is located on potentially contaminated land. The Councils Environmental Health Officer has assessed the application and considers that the submitted ground appraisal report is out of date and not site specific. The wider site was remediated as a whole, and specific details of the standard that this area was remediated to and how this fits with the new proposed residential use are required.

Due to the potentially contaminative activities reported in the area, the introduction of residential use to the site and in order to ensure compliance with clause 174 of the NPPF, it is recommended that full contaminated land conditions are attached to any grant of permission. Subject to compliance with these conditions, the proposal is considered to be in accordance with Policy D1 of the Local Plan 2002 and the NPPF.

11.12 Highways and Parking

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

The application site is accessed via an existing access from Catteshall Lane which also serves the existing Ambulance Station.

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

Parking Provision

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 (2013) sets out the minimum number of parking spaces that would normally be expected:

Local Characteristics	Town Centre	Rest of Waverley
1 bed	1 space per unit	1 space per unit
2 bed	1 space per unit	2 spaces per unit
3+ bed	1.5 spaces per unit	2.5 spaces per unit

The application site is not located in the town centre and should therefore comply with the 'rest of Waverley' guidance.

Unit	Parking requirement	Parking proposed
6 x 1 bed units	6	17 spaces
6 x 2 bed units	12	
<i>TOTAL</i>	<i>18 spaces</i>	

The proposal would provide 17 off-street parking spaces which would constitute a shortfall of 1 space in relation to the Council's guidance. It is noted that there is other unallocated parking in the area including 47 unallocated spaces in the wider development (outside of the red line). It is further noted that the application site is in a highly sustainable location, 0.3 miles to the nearest supermarket and 0.5 miles to Bridge Street, leading to the High Street which provides a range of services and facilities for the local community as well as to bus services. The site is also 0.9 miles to Godalming train station and 1 mile to Farncombe train station which serve the mainline railway service to London and Portsmouth. The County Highway Authority have raised no concerns regarding this slight shortfall. On this basis, Officers are satisfied that the parking provision is acceptable.

It is noted that the allocated parking spaces to serve the Ambulance Station approved under application reference WA/2020/0780 are not affected by this development and would be retained for this purpose.

Cycle Parking Provision

The applicant has indicated their intention to provide a series of Sheffield Stands to provide 14 cycle parking spaces adjacent to the building entrance. The County Highway Authority have noted that Sheffield Stands are not suitable for long stay residential parking. As such, a condition is recommended requiring the submission and approval of a scheme which would require secure, covered facilities for the parking of bicycles .

11.13 Impact on Ancient Woodland

Paragraph 180 of the NPPF 2021 set out that, when determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are

wholly exceptional reasons and a suitable compensation strategy exists. A wholly exceptional reason may include infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

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 2021.

Retained Policy C7 of the Local Plan 2002 sets out that the Council will seek to ensure that the extent of tree cover in the Borough is maintained and an in particular will resist the loss or seek the replacement of trees, woodlands and hedgerows.

The application site is approximately 33 meters from an area of Ancient Woodland to the south-east. Officers note the comments received from the Forestry Commission, however Officers are satisfied that the proposal would comply with their standard advice. In addition, the proposed building would be well separated from the woodland itself and access for construction and for the development would be oriented away from the woodland. On this basis, Officers are satisfied that the proposal would accord with Policy NE2 of the Local Plan (Part 1) 2018, retained Policy C7 of the Local Plan 2002 and the NPPF.

11.14 Effect on Wealden Heaths SPA

The site is located within the Wealden Heaths I SPA 5km Buffer Zone. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPAs in accordance with Policy NE1 of the Local Plan (Part 1) 2018. An appropriate assessment is not therefore required.

11.15 Biodiversity and compliance with Habitat Regulations 2017

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

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

The application is supported by the following document:

- 'Biodiversity Mitigation and Enhancement Plan' by Enims Ltd. dated March 2022

Surrey Wildlife Trust have been consulted on the application and note that the site has already been cleared for a previously approved larger development and that the application is for a change in use and layout for a section of the site. Therefore, the development footprint does not appear to contain any Habitats of Principal Importance and appears to have low suitability for protected species.

Given the site's proximity to woodland to the rear of the site, Surrey Wildlife Trust have recommended a number of conditions including the requirement for the developer to submit, agree and comply with a Landscape and Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP).

Subject to compliance with the recommendations of Surrey Wildlife Trust, Officers are satisfied that the proposal would be in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

13. Conclusion

The principle of development has already been established through the grant of outline and reserved matters permission for a mixed residential, commercial and community use site. The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area owing to its siting adjacent to other residential properties including flatted blocks.

The proposal would have an acceptable impact on residential amenity, taking into account the likely impact of the consented scheme.

There would be no adverse impact on highway safety over and above the consented scheme. The shortfall of one off-street parking space is not considered to be a cause for concern in this sustainable location.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents. Whilst no private amenity space is proposed, there would be access to publicly accessible open space in close proximity to the site.

The provision of 12 affordable housing units, secured via legal agreement, is considered to be a significant benefit of the proposal.

The planning balance assessment concludes that, whilst the proposal would conflict in part with strategic Policy SS8 of the Local Plan (Part 1) 2018, due to the loss of the

commercial and community building, the conflict would have been justified within the applicant's submission and would not significantly and demonstrably outweigh the benefits of providing 12 affordable residential units in a sustainable location.

As such, planning permission is recommended for approval.

Recommendation

RECOMMENDATION A:

That, permission be GRANTED subject to the applicant entering into appropriate legal agreement within 63 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

P01 REV A

P02 REV A

P03 REV A

P04

P05 REV A

P06 REV A

P07

P08

P09 REV B

P10

P11

P12 REV A

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:

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. 21339-P01-#) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

4. Condition:

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

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

5. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition:

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of

and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. 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 zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) 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:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

8. Condition:

No development shall commence until a 'Landscape and Ecological Management Plan' (LEMP) to include details of:

- a) Description and evaluation of features to be managed, including the adjacent woodland and nearby ancient woodland, and a plan showing the location of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.

j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified,
has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in line with the agreed details so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

9. Condition:

No development shall commence until a 'Construction Environmental Management Plan' (CEMP) to include details of:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities, including construction lighting
- c) Practical measures to avoid and reduce impacts during construction, including possible impacts to badger, bats, breeding birds, and European hedgehog
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in line with the agreed details.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

10. Condition:

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".

Reason:

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

11. 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).

12. Condition:

Prior to the first occupation of the dwelling here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

13. 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) Confirmation that the 12 flats together with associated parking and bin store will connect into the existing adjacent approved drainage system, with confirmation that capacity is available to receive and attenuate flows.

b) 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 from increased flood risk.

c) Details of drainage management responsibilities and maintenance regimes for the drainage system.

d) 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 Policies CC2 and CC4 of Local Plan (Part 1) 2018.

14. 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 surface water 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), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC2 and CC4 of the Local Plan (Part 1) 2018.

15. Condition:

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

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

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

(i) All works to be undertaken

(ii) Proposed remediation objectives and remediation criteria

(iii) Timetable of works

(iv) Site management procedures

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

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

16. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 15 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley

Borough Local Plan 2002.

17. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 15, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 15 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 15.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 15.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition:

Prior to the occupation of the dwellings hereby approved a scheme of privacy screening for the first and second floor balconies on the south-eastern elevation shall be submitted to and be approved in writing by the Local Planning Authority, which features permanent 1.8m high opaque screening between all flats and neighbouring occupiers. Thereafter the privacy screening shall be retained and maintained for their designated purpose in perpetuity.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 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 7 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. "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.
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.- u0000
4. 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).
5. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. 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.
7. The applicant is reminded that it is an offence to disturb protected species

under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

8. The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.
9. 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.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

11. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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 2021.

RECOMMEDATION B:

That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be REFUSED

Appendix E – Proposed Plans

Proposed Site Plan



Proposed Elevations

- Proposed northern (front) elevation



- Proposed southern (rear) elevation



- Proposed western (side) elevation



- Proposed eastern (side) elevation



Proposed Floor Plans

Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

