

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

When calling please ask for:

Kimberly Soane, Democratic Services Officer

Legal & Democratic Services

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Date: 3 January 2024

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, 10 JANUARY 2024

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 Wednesday 3 January 2024.

2 MINUTES OF THE LAST MEETING

To approve the Minutes of the meeting held on 15 November 2023, and published on the Council's 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 2 January 2024.

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 2 January 2024.

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

No items to discuss that are subject to public speaking.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

9 WA/2023/02173 - LAND AT 1 & 2 LONDENE COTTAGES, HEDGEHOG LANE, HASLEMERE, GU27 2PH (Pages 5 - 20)

Outline application with all matters reserved except access for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area (revision of WA/2023/00682)

Recommendation

That permission be **REFUSED**

10 EXCLUSION OF PRESS AND PUBLIC

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the following matter 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 the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in Paragraph X of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

11 LEGAL ADVICE

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

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483523258 or by
email at kimberly.soane@waverley.gov.uk**

Agenda Item 9

WA/2023/02173 – Outline application with all matters reserved except access for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area (revision of WA/2023/00682) at 1 & 2 LONGDENE COTTAGES HEDGEHOG LANE HASLEMERE GU27 2PH

Applicant:	Monkhill Ltd
Parish:	Haslemere
Ward:	Haslemere East
Grid Reference:	E: 489352 N: 132337
Case Officer:	Omar Sharif
Neighbour Notification Expiry Date:	03/11/2023
Expiry Date/Extended Expiry Date:	22/11/2023 / 12/01/2024
Committee Meeting Date: (committee only)	Joint Planning Committee 12/01/2024
RECOMMENDATION	That permission be REFUSED

Executive Summary

The application has been referred to Committee by Cllr Terry Weldon on the basis that of the need for more housing in the authority and that there would be no harm to the AGLV/AONB from further expansion of the site.

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

The proposal seeks outline consent with all matters reserved except access for the erection of 4 dwellings following demolition of 2 dwellings.

Whilst this new submission is at outline stage, the agent has provided an indicative layout plan comparing the built form of the existing, consented and applied schemes. The focus is to develop further into the site with an extra 2 dwellings. The site will follow a more formal layout with modern types of housing as shown in the accompanying Design and Access Statement.

In this case, it is concluded that the proposed development would not be in a form that can be considered to be subservient development and to respectful and in character with the local Vernacular. Although in outline form, it is noted that the development would likely comprise 4 x 4-bed units with ground floor living areas and living areas combined bedrooms in the upper floors including roof space. This would result in 4 dwellings of almost identical appearance and therefore introducing new house types

to a clearly defined character area and would therefore have an urbanising effect in what is a semi-rural location.

1. Site Description

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

The application site lies to the south of the developed area of Haslemere.

Although the site is outside of the Haslemere settlement boundary, it abuts its western boundary with low density suburban development to the east.

The Longdene House site is split into the following sub areas:

Area A – The area of land adjacent to the access road

Area B – The existing semi-detached dwellings

Area C – Longdene House

Area D – The existing glasshouses

2. Proposal

Outline application with all matters reserved except access for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area (revision of WA/2023/00682).

Area B within which this site is located in, is some 0.65ha.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2023/00682	Outline application with all matters reserved for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area.	WITHDRAWN 05/07/2023

Reference	Proposal	Decision
WA/2022/00693	Part approval of reserved matters (appearance layout and scale) following the outline approval of WA/2019/0337 for the construction of 2 dwellings in relation to Area B only	RESERVED MATTERS APPROVED 17/06/2022
WA/2021/02027	Application under Section 73A of WA/2018/0275 to vary Condition 1 to allow changes to footprint, road and slab levels, layout (including to position of substation) and design (including alteration to house types).	GRANTED 01/03/2022
WA/2020/0812	Part approval of reserved matters (appearance, layout and scale) following the outline approval of WA/2019/0337 for the construction of 1 dwelling in relation to Area D only following demolition of the existing glasshouse and storage buildings (as amplified by tree information received 19/08/2020).	RESERVED MATTERS APPROVED 20/08/2020
WA/2019/1492	Part approval of reserved matters (appearance, layout and scale) following the outline approval of WA/2019/0337 for the construction of 2 dwellings in relation to Area B only (as amended by plans received 20/12/2019, 03/01/2020 & 31/01/2020)	RESERVED MATTERS APPROVED 28/02/2020
WA/2019/1692	Part approval of reserved matters (appearance, layout and scale) following the outline approval of WA/2019/0337 for the construction of 1 dwelling in relation to Area D only following demolition of the existing glasshouse and storage buildings.	WITHDRAWN 09/01/2020

Reference	Proposal	Decision
WA/2019/0337	Hybrid Planning Application to provide a total of 4 dwellings; Outline planning permission with Access and Landscaping to be determined, for the erection of 3 new dwellings following demolition of 2 existing dwellings, glasshouses and outbuildings; Full planning permission for the change of use and alterations of Longdene House from office (Use Class B1a) to a single dwelling together with erection of detached garage and associated landscaping (as amplified by Desktop Contamination Study received 10/05/2019).	GRANT 16/05/2019

4. Relevant Planning Constraints

- Countryside beyond Green Belt
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths II Special Protection Area (SPA) (East Hants SPA) 5km Buffer Zone
- Ancient Woodland 500m Buffer Zone
- Southern Gas Networks – GPL
- Section 106 (regarding land at Sturt Road)

5. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan Part 1: Strategic Policies and Sites (February 2018)
Policies RE1, RE3, TD1, SP2, AHN3, ALH1, CC2, ST1, HA1.

Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (March 2023)
Policies DM1, DM2, DM4, DM5, DM9, DM11, DM13, DM15, and DM25.

Other guidance

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (2014)
- West Surrey Strategic Housing Market Assessment (2015)
- Council's Parking Guidelines (2013)

- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Surrey Hills Management Plan (2020-2025)
- National Design Guide (2019)
- Haslemere Design Statement (2012)

6. Consultations and Town/Parish Council Comments

- Haslemere Town Council: No objection
- Thames Water Utilities: No objection subject to following the sequential approach.
- County Archaeologist: No objection as the site was included as Land Parcel B in the previous reserved matter application, they are satisfied that the site had no archaeological potential.
- Environmental Health: No objection
- AONB Officer: No objection
- Natural England: No objection
- Southern Water: No objection

7. Representations

None received

8. Planning Considerations:

9. Principle of development and planning history

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 application site was most recently approved for a reserved matters (WA/2022/00693) application pursuant to details relating to appearance, layout and scale. Within this application, the focus was on Area B of the site. It was decided that the two existing modestly sized dwellings were allowed to be replaced with two detached dwellings which, whilst materially larger, were to be positioned adjacent to each other with front elevations facing east with associated garages and hardstanding areas also to the east.

Whilst this new submission is at outline stage, the agent has provided an indicative layout plan comparing the built form of the existing, consented and applied schemes. The focus is to develop further into the site with an extra 2 dwellings. The site will follow a more formal layout with modern types of housing as shown in the accompanying Design and Access Statement.

Moreover, the argument then is to discuss whether further encroachment into the site would be more harmful by virtue of the layout, scale, height and style of proposed dwellings on their setting of which is discussed further in this report.

10. Five Year Housing Land Supply

The Council published its latest Five Year Housing Land Supply Position Statement, with a base date of 1 April 2023 in October 2023 which calculates the Council's current supply at 3.89 years' worth. As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2023 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. The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits. The application proposes four residential units, resulting in a net gain of two residential units following the demolition of the existing two which is a relatively modest benefit.

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

The SHMA 2015 Waverley Addendum indicate the estimated size of dwellings needed over the period 2013 to 2033, with slight variations across the Borough. For the market sector the proportions are as follows for Farnham (with the wider Borough in brackets): 1 bedroom at 8.1% (9.3%); 2 bedroom at 31.9% (32.1%); 3 bedroom at 39.7% (38.2%); and 4+ bedroom at 20.4% (20.4%).

The SHMA 2015 indicates one of the greatest needs is for 3-bedroom dwellings(40%).

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

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

The site is located within the AONB and AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located.

Policy DM15 of the Local Plan (Part 2) 2023, states that in rural areas, development should: a) Not be isolated from everyday services and facilities, while maximising opportunities for walking and cycling and seeking to avoid dependency on private vehicles, taking account of the nature and functional needs of forms of development which are acceptable in rural areas; b) Recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development in areas of urban-rural transition and rural settlements, while making efficient use of land; c) Avoid the loss of areas of best and most versatile agricultural land.

The Surrey Hills Management Plan 2020-2025 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

With the exception of the eastern part of the access road, the application site is within the AONB.

The consented detached dwellings in the recently approved reserved matters application allowed for the footprints to be inset further west into the curtilage of the plot and north of the site over the existing hardstanding and parking areas to allow for the front garages to be accommodated to the sites east. It was considered at the time that this would not be a complete detachment from the layout of the existing dwellings and that it would be subservient to Longdene House and the general overall 'arts and crafts' style of the houses in the Officer's view, would not be overtly harmful to the landscape character.

It is important to note that within this previous application, the Surrey Hills AONB Advisor had been consulted on the proposal and reiterated their objection to the proposed development. Accordingly, they identified that the outline permission was granted partly because the Appeal Inspector found the redevelopment of this pair of semi-detached houses by two detached houses acceptable in an earlier application.

In this current application, whilst they have not formally objected, the AONB officer has notably stated within the previous withdrawn proposal that it would 'spread development across undeveloped area of the land' which is at odds with the agents supporting documents describing it as a 'formerly developed' area.

It is acknowledged that there will be hardstanding areas to formalise the parking attached to each proposed plot arranged around a central 'courtyard', however, the built form of the existing dwellings and garages in footprint measures some 167m² with the consented (WA/2022/00693) to be 448m² which is an accepted baseline of size and scale considered by the Inspector in the earlier appeal. It is stated that the proposed four dwellings will have a GEA of 396m². However, whilst located in the countryside, Officers consider that the presence of four detached dwellings and associated access and parking with a centralised rear courtyard would result in a spread of significant amount of built form which would have a harmful urbanising effect on the open countryside by virtue of its expansion further to the rear of the site.

On this basis, it is considered that the proposal would fail to conserve the intrinsic character and openness of the countryside, the AGLV and AONB. It would not accord with above mentioned policies which look to safeguard the open nature and character of the countryside contrary Policies RE1 and RE3 of the Local Plan (Part 1) 2018 or the Surrey Hills AONB Management Plan.

12. Impact on Visual Amenity

Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan Part 2 and paragraphs 126 and 130 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

The principles of good design should be incorporated by making the most efficient use of land, while being sympathetic and responsive to the prevailing pattern of development, including areas of urban-rural transition.

The proportions of the new buildings although indicative, are given unnecessarily elongated building forms with likely attached garages spreading the built form over the site similar to the previously withdrawn scheme. This is considered to be at odds with the style and form of the original dwellings and the previously consented applications within which the Inspector viewed to be an overall an acceptable proportionate increase.

Moreover, as can be seen in the indicative layout plan, it is considered that the proposal would be formally arranged and spread over the remainder of the curtilage to the west of the site and not relating to the existing character and pattern of development. The existing small cluster of close-knit buildings are arranged with clearly defined public and private spaces in relation to the access lane. The difference is further demonstrated by a consolidated hard standing area 'courtyard' to the rear of Plot 4 which would in Officers view make for poor urban design.

The proposed dwellings would likely be of a contemporary modern design. This would be a stark contrast to the traditional features found on site including Tuscan roof tiles, ornamental features in part of the consented schemes and the surrounding area. Further appearance issues are exacerbated with introducing glazed likely private balconies to plot 1 and 2 which are considered to be inappropriate to their sensitive location, and the inclusion of Velux windows to the rooms in the roof. Although the indicative roof plans are inconsistent in showing this intensification of built form.

It is therefore considered by virtue of the scale, layout and form of the proposed development, that it would be a disproportionate increase of the plot and would not appear sympathetic to the character of the surrounding area, in particular, Longdene House and The Lodge contrary to Policies TD1 of the Local Plan (Part 1) 2018 and Policy DM4 of the Local Plan Part 2.

13. Impact on Heritage Assets

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

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

detailing, it reflects a particular type of dwelling of which few examples survive around Haslemere.

Although only indicative plans are submitted, it is considered that the proposed spread of development would be a significant detachment from the approved 2 dwellings, whereby longitudinal modern designs and modern forms are introduced to replace the existing cottages in Area B and which would therefore result in less than substantial harm to significance of Longdene House which is undesignated heritage asset.

14. Impact on Residential Amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan Part 2 seeks to protect future and existing amenities for occupant and neighbours and 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. Paragraph 130(f) of the NPPF relates to amenity.

The closest neighbouring residential property is The Lodge, within the grounds of Longdene House to the east of the application site. The proposed dwellings would be set further away from the recently consented application and there would be no material increase in harm to neighbouring amenity.

Owing to the separation distances, the proposal would not result in an overbearing impact or loss of light or outlook to The Lodge. Furthermore, the separation distances would be sufficient to prevent overlooking and loss of privacy to neighbouring occupiers.

The proposed dwellings are well separated from other neighbouring properties. In light of the above, there would be no materially adverse impacts on residential amenities.

The proposal would therefore accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

15. Standard of Accommodation

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

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

Whilst only outline, the indicative proposals appear to exceed the total floor area requirements set out in the National Space Standards. Furthermore, all habitable rooms would feature windows and would therefore be provided with sufficient light and outlook. A large garden is also provided for each dwelling, providing private outdoor

amenity space. Based on the above, the proposal would provide a good standard of accommodation for future occupiers.

16. Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

The Council's Tree Officer was consulted on the previous schemes and stated that the proposals were acceptable in respect of limiting impact on remaining principal mature trees of landscape merit (oaks in hedgerow line to north) whose rooting may have been partially constrained by the extent of existing longstanding hard landscaping/driveway.

Within the same application of the previously withdrawn proposal, the Tree Officer has stated that the applicants would need to shield the development with landscaping and demonstrate how this would benefit the AONB, moreover from an Arboriculture Method Statement perspective it would need to be demonstrated how the existing house and tarmacked parking areas would be restored to open garden space, with particular attention to the protection of retained trees and soil amelioration within their RPAs.

It is considered in the absence of the submission of a detailed tree survey scheme and an appropriate AMS to address how the existing house and tarmacked parking areas would be restored to open garden space with attention to the TPO's could be addressed at reserve matters stage with a condition if planning permission was forthcoming.

17. Parking and Highway Safety

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. Policy ST1 of the Local Plan (Part 1) 2018 also states that development schemes should have appropriate provision for car parking.

Policy DM9e) of the Local Plan Part 2 sets out that development should include adequate car parking spaces and secure cycle storage taking into account the Council's parking guidelines and make appropriate provision of electric vehicle charging points.

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.

The Council's Parking Guidelines Document states that for new dwellings of this size outside of the defined Town Centre area there should be provision of 2 parking spaces on site and 2 cycle spaces on site. The Council's Parking Standards Document

requires that a parking space measures 2.4 in width by 4.8m in length.

Whilst in outline form, it is considered the proposal could comfortably accommodate the required 2.5 parking spaces if planning permission was forthcoming.

18. Impact on Archaeology

The Outline application was supported by a desk based archaeological assessment produced by the Surrey County Archaeological Unit that concluded that due to previous development and landscaping only development area D retains any archaeological potential. As this current application refers solely to Area B then the County Archaeologist raises no archaeological concerns if planning permission was forthcoming.

19. Wealden Heaths II Special Protection Area (SPA)

The site is located within the Wealden Heaths II SPA 5km Buffer Zone. The proposal would result in an increase in people (permanently) on the site and could therefore result in an impact on the SPA. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPAs

Moreover, Natural England does not consider that this application will result in an adverse effect on site integrity of Wealden Heaths SPA and has no comments to make on this aspect on the application. This is because the application site falls between 400m to 5km of the Wealden Heaths SPA and proposes development of less than 20 dwellings in scale.

The proposal would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

20. Biodiversity

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.'

Surrey Wildlife Trust were consulted in respect of application WA/2019/0337, to which this application relates, and raised no objections and stated that Building B7 has been assessed to support a summer day roost for common pipistrelle, therefore the Applicant will be required to obtain a bat mitigation licence to allow the demolition of the building and that further ecological impacts from the development should be carried out in line with the recommendations of Ecology Solutions.

Therefore, the proposal would not prejudice the ecological value of the site and the proposal would therefore accord with Policy NE1 of the Local Plan (Part 1) 2018 and the requirements of the NPPF 2021.

21. Sustainability

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 several measures against which developments should accord.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to ensure all new development includes measures to minimise energy and water use. The Policy goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day. It is considered that if planning permission was impending, then a submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings could be sought. Moreover no energy efficiency details have been submitted however it is considered an energy statement could be conditioned if planning permission was forthcoming.

22. Accessibility

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

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

23. Conclusion

The proposed development would provide a relatively modest contribution of four dwellings, which is a benefit in light of the current housing land supply position. However, a number of harms have been identified. These include the significant harm the proposal would have on openness of the countryside and landscape, the disproportionate increase in scale, layout and form which would have a significant impact to the character of the area. The planning balance assessment therefore concludes that the proposal is not in accordance with the Development Plan as a whole, as the modest benefit from the provision of four residential units would be demonstrably outweighed by the harms identified above. As such, planning permission is recommended for refusal.

Recommendation

That outline consent be REFUSED for the following reasons:

The proposed development would have a harmful urbanising impact and therefore fail to conserve the intrinsic character and openness of the countryside. It would not accord with above mentioned policies which look to safeguard the open nature and character of the countryside contrary Policies RE1 and RE3 of the Local Plan (Part 1) 2018 and Policy DM15 of the Local Plan (Part 2) 2023.

By virtue of the scale, layout and form of the proposed development, it would not appear sympathetic to the character of the area, the AGLV/AONB and style of Longdene House and The Lodge contrary to Policies TD1, RE3 of the Local Plan (Part 1) 2018, Policies DM1 & DM4 of the Local Plan Part 2 and The Surrey Hills Management Plan

The proposed scale, layout and form of the proposed dwellings would result in less than substantial harm to the significance of the undesignated heritage asset (Longdene House) contrary with Policy HA1 of the Local Plan (Part 1) 2018 and DM20 of the Local Plan (Part 2) 2023.





Informatives:

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.

Case Officer Omar Sharif Signed: Date: 28 November 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes

No

N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation

..... (initialled by Authorising officer)

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