

JOINT PLANNING COMMITTEE
UPDATE SHEET – 1 JUNE 2016

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2016/0101

WOODSIDE PARK, CATTESHALL LANE, GODALMING

Amendments to the report

Page 35 – updated mix of dwellings:

The current application proposes the following mix of dwellings on site:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
Market	7.5%	45%	31%	16%
Affordable	30%	44%	25%	

Responses from Consultees

Surrey Wildlife Trust:

As the applicant appears to be supporting their application with the same ecological information and unless the Local Authority is aware of any significant changes which might affect the biodiversity value of the site, our previous comments are likely to be applicable to this current application.

The previous comments on WA/2015/1120 were as follows:

The HRA states that the ‘open space’ usage proposed for the latter portion of the site is intended to form a Site of Alternative Natural Greenspace (SANG)-style provision for residents, in part to facilitate the new development. The current submission does not provide any detail of works potentially required to facilitate this usage, although this is perhaps unsurprising given the current application’s scope.

As a consequence, however, the ecological reports submitted 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.

The Trust would advise the Local Authority that, without this information, it will 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.

Bearing in mind its limited scope and notwithstanding the above comments, should the Local Authority be minded to approve the application, 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.

Although no conclusive evidence was identified of badgers being on site, their presence has previously been noted within nearby woodlands. As this active species will construct new setts over time, a check should be made prior to commencement of any works affecting the current scrub and woodland for new signs of activity.

In addition, the Trust would recommend that the following precautions should be taken during construction works:

- ladders or shallow escape routes provided from any earthworks to avoid badgers and other animals becoming trapped
- fencing of areas on site used to store potentially poisonous/hazardous substances during the construction phase of the development.

Recommendation made to secure biodiversity improvements and protection of ecology within the site.

Additional representations

7 additional letters have been received raising objection of the following grounds:

- Disappointed at not being informed of the latest proposals or imminent meetings.
- Concern to local residents as to how badly this proposed development has been communicated, lacklustre attempt to notify residents.
- Meetings to consider the application have been made at very short notice, and it is felt that there has been an attempt to railroad the resident and skew the impartiality of the planning process.
- Proposed development would see the closure of the ambulance station, serious concerns regarding ambulance response time for the whole of Godalming if the station goes.

- Main concerns are the increase in the number of over-scale dwellings with inadequate parking provision.
- Proposed design of the site is bulky, ugly and not in-keeping with the rest of Catteshall Lane.
- No proposed housing developments should be entertained in Catteshall or indeed Godalming until the impact of the huge developments, Linden Homes and the Godalming Key Site, have been fully realised.
- Cannot express the disappointment enough in the Council in even considering adding to this overpopulation of a once quiet, lovely town with yet another huge housing development.
- How will it be ensured that contractors do not work outside of permitted hours, disrupt the power and sewage supply.
- Local residents should be compensated for the inconvenience.
- Would request a further meeting where residents may speak about all issues with the proposal at greater length.
- Artists impression is misleading, scale and perspective are incorrect. Need to know the exact dimensions.
- Four storey blocks of flats being built directly opposite two storey semi-detached homes will cause significant and unavoidable overlooking and loss of privacy to residents of Sandford House, Langham Close and Scizdons Climb.
- Increase in density flies in the face of the reasons given for the initial development being refused.
- Loss of commercial spaces on Catteshall Lane will reduce the availability of local jobs.
- Traffic assessment modelling has been inadequate, and no data gathered on the existing parking on this site currently used by small businesses.
- Loss of greenbelt land due to the illegal use of some areas of the site for parking, and the recent felling of mature trees by the current owner has already demonstrated a lack of respect for the environment.
- Local schools are over-prescribed, for examples Moss Lane Infants had 260 applications for 60 places last intake.
- Current infrastructure in the Catteshall Lane area is already under too much pressure.
- Development will impinge on the habitats of many wildlife species.

Officer comment:

A number of the matters raised above are covered in detail with the officer report, in terms of comments regarding the scale of the development, parking provision, highway capacity, wildlife and impact on infrastructure, such as education provision.

In terms of the construction phase, the impact would be minimised through the agreement of a construction management plan, which would control delivery times, means of access, parking for construction workers and also suppression of dust and

noise from the site (secured by conditions 6 and 22). The impact of the building works would be transient in nature, and whilst it is noted that there is existing development already being carried out, subject to the agreement of a construction management plan, the construction process would not have a significant impact upon neighbouring properties.

The request for detailed measurements as the scale and appearance of the building is noted; however, the matters of appearance, layout, scale and landscaping are reserved matters and not subject to consideration at this stage.

Officers note the concerns raised, however, all statutory neighbours were sent formal notification of the application and the same statutory neighbours as well as any other person who has written representations have also been sent confirmation of the committee date. No letters from neighbouring residential properties have been returned as being undeliverable. Site notices were also displayed on site and along Catteshall Lane, as well as advertisement within local press and on the Council's website. As such, the Council has undertaken its requirements in advertising the application in accordance with the requirement of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Additional comments from the applicant:

- The ambulance building is redundant as generally the ambulances are parked in areas to respond in the shortest time. No decision has been made as to whether to keep a small unit similar to a domestic garage locally or not.
- Generally all Ambulance stations are being consolidated into large make ready stations, which provide servicing, fuel fill ups, drug replenishment and cleaning (including deep clean facilities).
- South East Coast Ambulance service are currently undergoing a review of their operational needs in the area. The applicants have been discussing the site with the ambulance service for some years and will use the year after outline planning to finalise their needs.

Revised Recommendation

Revised Recommendation A:

That subject to the ~~consideration of Surrey Wildlife Trust~~ completion of a S106 legal agreement to secure 25% affordable housing, infrastructure contributions towards off site highway improvements, primary education, play spaces and open space, provision of and public access to rear open space, management and maintenance of on-site SuDS and public open and play space within 3 months of the date of resolution to grant permission and Conditions 1 – 23 on pages 54-63 of the agenda, permission be GRANTED.

Recommendation B:

Remains as set out on pages 66-67 of the agenda.
