

SCHEDULE "A1" TO THE AGENDA FOR THE
JOINT PLANNING COMMITTEE
2ND FEBRUARY 2015

Applications subject to public speaking.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report 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

WA/2014/1054
N Whitehead
WPB
11/06/2014

Outline application for the erection of up to 135 dwellings together with associated development including hard and soft landscaping, access roads, public open space, dedicated woodland and permanent footways and the upgrading of existing footpath to a pedestrian/cycle link (PROW No. 35). This application is accompanied by an environmental statement which has been the subject of a Regulation 22 request (as amended by additional EIA information received 08/08/2014 and additional information and emails received 27/12/2014, 23/12/2014, 11/12/2014, 04/11/2014, 15/10/2014, 08/10/2014, 07/10/2014, 06/10/2014 and 03/10/2014, 13/11/2014 16/01/2015 and 20/01/2015 and 22/01/2015) at Land At Sturt Road, Haslemere GU27 3SE

Committee:
Meeting Date:

Joint Planning Committee
02/02/2015

Public Notice
Grid Reference:

Was Public Notice required and posted: Yes
E: 489012 N: 132310

Town :
Ward :
Case Officer:

Haslemere
Haslemere Critchmere and Shottermill
Kathryn Pearson

16 Week Expiry Date
Neighbour Notification Expiry Date

30/09/2014
30/01/2015

RECOMMENDATION

That, subject to the completion of a S106 agreement to secure the management of SANG land in perpetuity by the Land Trust, provision of affordable housing, highway and transport improvements, sustainable transport measures, a travel plan, upgrade of the existing footpath to a Public Bridleway, community facilities, drainage improvements, education, libraries, playing pitches, play space, open space, sports/leisure centres, recycling and other environmental improvements and for the setting up of a Management Company and to require the applicant to first secure any necessary planning permission or advertisement consent for the SANG and subject to conditions, permission be GRANTED

Introduction.....	3
Location Plan.....	5
Site Description	5
Proposal	6
Heads of Terms.....	9
Details of Community Involvement.....	10
Environmental Impact Assessment	11
Relevant Planning History	17
Planning Policy Constraints.....	18
Development Plan Policies and Proposals.....	18
Consultations and Town Council Comments.....	20
Representations	35
Submissions in Support.....	39
Determining Issues.....	39
Planning Considerations	40
Principle of Development	40
Prematurity.....	42
Planning history and differences with previous proposal.....	43
Environmental Impact Assessment	43
The lawful use of the land and loss of agriculture.....	51

Location of development	52
Housing Land Supply	53
Housing Mix and density	55
Affordable Housing.....	57
Impact upon the Countryside Beyond the Green Belt	59
Impact upon the AONB	60
Highways considerations, including impact on traffic and parking.....	71
Impact on visual amenity and trees	74
Impact on residential amenity.....	77
Heritage Impacts	78
Provision of Amenity and Play Space.....	83
Air quality.....	84
Flood Risk and Drainage considerations.....	87
Archaeological considerations.....	88
Crime and disorder.....	89
Infrastructure	90
Financial Considerations	93
Climate change and sustainability	93
Biodiversity and compliance with Habitat Regulations 2010	94
Health and wellbeing	99
Water Frameworks Regulations 2011	100
Accessibility and Equalities Act 2010 Implications	101
Human Rights Implications.....	101
Issues raised by third parties.....	101
Article 2(3) Development Management Procedure (Amendment) Order 2012	102
Working in a positive/proactive manner.....	102
Conclusion/ planning judgement	103

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 planning application seeks outline permission for the development proposal with all matters reserved except access and landscaping.

Access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

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.

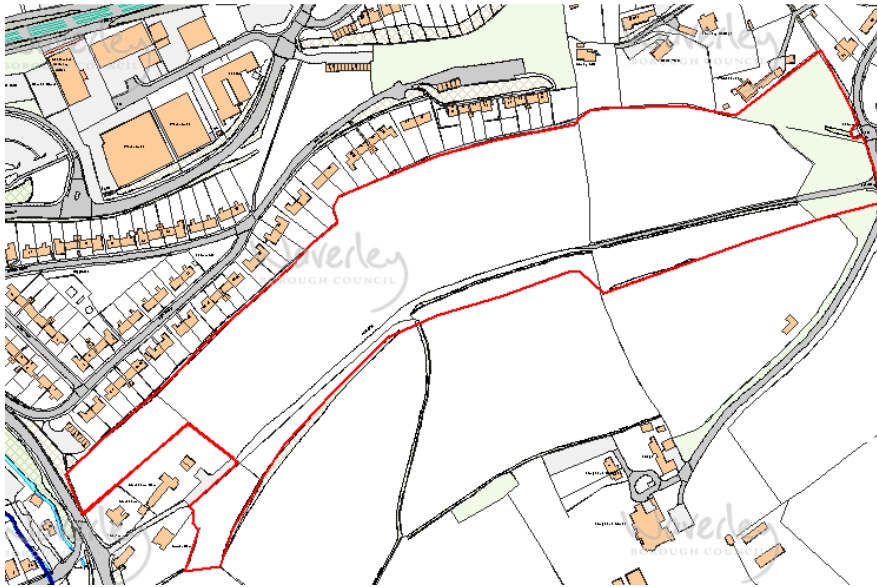
All other matters are to be reserved for future consideration. An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted any details reserved for future consideration would be the subject of future reserved matters application(s).

Reserved matters include:

- | | |
|-------------------|--|
| Appearance | aspects of a building or place which affect the way it looks, including the exterior of the development. |
| 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 |

If outline planning permission is granted, a reserved matters application must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning conditions attached to the permission.

Location Plan



Site Description

The application site is located to the east of Sturt Road, Haslemere and comprises a long narrow parcel of land measuring 5.9 hectares in area, located to the south of the developed area boundary of Haslemere. It comprises open countryside (rough grazing land) which rises from west to east.

To the north, it adjoins residential properties in Sun Brow and, to the south, it adjoins open countryside which rises towards a highpoint at Longdene House.

To the south west corner of the site is a cluster of residential buildings which are Grade II listed, with the exception of Sturt Farm which is a Building of Local Merit.

To the east of the site is an area of woodland which adjoins Hedgehog Lane and the junction with Longdene Road and Courts Hill Road. There is a Public Footpath No.35 which runs through the southern part of the site leading from Sturt Road to Hedgehog Lane.

Aerial View of Site



Illustrative Layout



Proposal

The application seeks outline planning permission for the erection of up to 135 dwellings and associated development including hard and soft landscaping, access roads, public open space, dedicated woodland and permanent footways and the upgrading of the existing footpath to a pedestrian/cycle lane.

The application seeks approval for the access and landscaping only with all other matters reserved.

Vehicular access to the site would be taken from Sturt Road, to the south. There would be pedestrian links out of the site to the public footpath an Area of Suitable Alternative Natural Green Space (SANG) is proposed to the south of the application site).

The illustrative layout plan for the site indicates that the site would be developed with a ribbon of development along the southern boundary of the site, adjacent to the public footpath, with cluster development along the northern parts of the site, adjacent to the properties in Sun Brow. The development would be served by a main access road through the development, running from the south west to the north east.

Buildings are indicated to range in height from 6.5m to 7.5m for the largest, 4-bedroom properties on site, with a maximum of 2 storeys as set out in the table below. The maximum density for the site would be 23 dwellings per hectare.

Type	Width Range	Depth Range	Storeys	Height Range
1 bed maisonette	7m	6m	1.5	6.5m
2 bed semi/terraced	7	6	1.5	6.5
3 bed semi/terraced	7.5	6	1.5 - 2	7.5
3 bed detached	8	6	1.5 - 2	7.5
4 bed detached	10	6	2	7.5

The number of parking spaces to serve the development is shown on the indicative layout plan and is generally proposed to be in the form of off-street parking in designated areas with natural surveillance.

Three play spaces would be provided across the site, including 2 Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) in the centre of the site.

The indicative mix and dimensions for the proposed dwellings are set out below:

Type	Affordable	Market	Total
1 bed maisonette	20	23	43
2 bed semi/terraced	16	24	40
3 bed semi/terraced	17	15	32
3 bed detached	0	10	10
4 bed detached	0	10	10
Total number	53	82	135
Total %	39.25 %	60.75%	110%

Details of the external appearance of the dwellings have been reserved for future consideration and would be determined at the reserved matters stage. However, it is indicated within the submitted Design and Access Statement that the materials to would include typical vernacular materials, such as brick, stone, pale colour-washed render and slate and clay tile roofs.

Water attenuation would be provided through a Sustainable Urban Drainage System (SuDs), which would be integrated along roads and within the open space network across the site.

The proposal would involve the following off-site highway improvements:

- Traffic calming management scheme on Sturt Road, between Sturt Road/Camelsdale/Bell Road priority junction and the Sturt Road/Liphook Road/Church Road signalised junction
- Junction improvements at the Church Road/Hindhead Road junction
- Bus stop and pedestrian accessibility improvements at Haslemere Railway Station, Liphook Road and Hindhead Road
- Financial contributions towards:
 - £50,000 towards pedestrian safety and capacity improvements at the Sturt Road/Liphook Road/Church Road signalised junction and the Lion Lane/Tesco Superstore junction
 - £80,000 towards suitable transport infrastructure improvements at bus stops at Haslemere Railway Station, Liphook Road, Hindhead Road and the High Street;
 - £15,000 Pedestrian accessibility improvements at Shepherds Hill/Lower Street and Lower Street/High Street priority junctions, and
 - £10,000 towards street scape improvements on Wey Hill.

In addition, the applicant is proposing the following sustainable transport measures:

- Travel Information Packs for each new dwelling
- Provision of vouchers towards cycling equipment and public transport season ticket purchases together with negotiation on a reduction in cost for other cycle equipment and bus tickets;
- Promotion of a site-wide car-sharing scheme and links to other schemes
- Offer of a travel planning visit by the Travel Plan Co-Coordinator for new residents.

It is proposed that such works, together with any other improvements/works deemed necessary by the County Highway Authority, would be secured at outline stage through a S278 Highways Works Agreement and through conditions.

The planning application is accompanied by the following documents:

- Design and Access Statement
- Appendix 1 to Design and Access Statement (Public Rights of Way)
- Transport Assessment
- Environmental Statement comprising:
 - Non-technical summary
 - Landscape and Visual Impact Assessment
 - Ecology Assessment
 - Hydrology, Hydrogeology, Flood Risk and Drainage Assessment
 - Transportation Assessment
 - Historic Environment Assessment
 - Noise Assessment
 - Air Quality Assessment
 - Socio-Economics Assessment

Heads of Terms

The following matters are offered to be subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended):

- Off-site Highway Improvements and sustainable transport improvements (£188,1500)
- The submission and management of a Travel Plan
- Provision of on-site affordable housing (40%)
- Drainage Improvements
- Financial contribution towards infrastructure (Planning Infrastructure Contribution – PIC) to provide towards education, libraries, playing pitches, equipped and casual play space, sports/leisure centres,

community facilities, recycling and other environmental improvements, and transport;

- The provision of 13.5 acres (5.5 hectares) of publicly accessible open space including 8.6 acres (3.5 hectares) of land dedicated in perpetuity and managed by The Land Trust with an endowment from the developer as SANG
- The upgrade of the existing footpath to assist safe cycle access from Sturt Road to Haslemere Station
- Provision of a new play area on site
- To secure any necessary planning permission or advertisement consent for the SANG to be delivered and operational to first occupation of any of the dwellings and to meet Natural England's requirements.

Details of Community Involvement

The applicant has provided a Statement of Community Consultation which sets out details of the public and stakeholder consultation which took place, prior to the submission of the application.

Community consultation commenced in May 2013 and comprised:

- Local press articles;
- Update letters and a dedicated project website;
- One to one meetings with stakeholders, including Haslemere Town Council and Haslemere Vision;
- Public exhibitions;
- Community focus forums, and
- Discussions with statutory and non-statutory consultees

Two public exhibitions took place in August and September 2013, were attended by over 400 people, with 110 people returning comments forms.

Positive comments were expressed about the layout and conservation of existing landscape features, such as trees and hedgerows. Concerns were expressed about traffic impacts and potential drainage issues.

The applicant has indicated that the feedback received was taken into account in the finalisation of the proposals for the site.

Environmental Impact Assessment

A request for a Screening Opinion was made by the developer under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regs), reference SO/2013/0012, which concluded that the proposed development schemes falls to be classed as a Schedule 2 Urban Project (paragraph 10b), and would constitute EIA development.

A formal Scoping Opinion was not requested by the applicant, although the non-technical summary was submitted to officers for consideration as part of the pre-application discussions. Officers have sought the independent review of the content and scope of the Environmental Statement (ES) by Surrey County Council's in-house Environmental Assessment Team. The advice was that the ES, in its original form, did not fully address all relevant issues.

Subsequently, a request was made to the applicant under Regulation 22 of the EIA Regs for further information. The advice was specifically as follows:

- Chapter 7 - Ecology

This chapter should be amended to include reference to, and assessment of the likely impacts of the development on nearby the SNCIs located in Surrey, specifically the Bunch Lane Woodland SNCI which lies some 0.39 kilometres to the north of the application site. The reason for this is to address a gap that has been identified in the baseline information in respect of non-statutory nature conservation designations.

This chapter should be amended to include a fuller explanation of the reasons for concluding that there is no hydraulic link, and therefore no impact pathway, between the application site and the component parts of the Wealden Heaths Phase 2 SPA. The reason for this is to ensure that the information provided to inform the planning authority's assessment of the proposal with reference to the requirements of the Habitat Regulations 2010 is sufficiently robust.

- Chapter 8 - Hydrology

This chapter should be amended to include further details of the potential risks that the proposed development could present to the underlying sensitive groundwater resources, and that a more detailed account of the measures that would be employed to address those risks be provided, in line with the Environment Agency's advice.

This chapter should also be amended to include a fuller assessment of the implications of the proposed scheme for the capacity of existing water supply and sewerage infrastructure, in line with Thames Water’s advice.

In addition, the following information was requested:

- Reasoned justification for the exclusion of soils and climatic factors from the scope of the EIA, given that the development site is currently used for grazing, and the proposal involves the construction of residential properties that will have ongoing energy demands.
- A clearer explanation of the process by which the scope of the EIA work was defined
- Confidential badger survey referred to in Technical Appendix 7.6.

The information requested under Regulation 22 was received from the applicant 08/08/2014 and consequently forms part of the Environmental Statement.

A summary of the conclusions of the chapters of the ES is given in the Non-Technical Summary. An overview of those conclusions is given herewith:

Topic area	Summary of conclusions
Landscape and Visual	<p>Landscape appraisal suggests that taking into account the landscape sensitivity of the AONB receptor, the site would be able to accommodate development with minor to moderate adverse landscape impacts, which would be moderated over time by structured landscape planting.</p> <p>The site is relatively well contained visually and has capacity to accommodate development with only localised visual impacts within a relatively closely drawn visual envelope. There would be no loss of strategic long-distance views and the development would not break the ridgeline to the south, maintaining views of higher ground to the south from properties in Sun Brow.</p> <p>The proposed landscape scheme would moderate the magnitude of the impacts over time by consolidating the existing urban edge and securing local landscape and ecological enhancements consistent with the AONB Management Plan. New woodland planting would be created and no significant trees, hedgerows or long views would be lost.</p>

Ecology	<p>Ecological survey identifies and addresses any potential ecological impacts that could occur from the proposed development and proposes appropriate mitigation and enhancement measures.</p> <p>Nearest statutory designated site is the Lynchmere Commons Local Nature Reserve (LNR), which is separated from the site by existing built form. As such, it is considered that there would be no detrimental impacts on this site.</p> <p>The Devil's Punchbowl SSSI and Wealden Heaths II SPA are approximately 1.9km to the north of the site and are separated by extensive built form. Following mitigation, there will be no likely significant effects, either alone or in combination with any other plans or projects.</p> <p>Nearest non-statutory site is the Hammer Moor SNCI which is 0.4km to the north west. The SNCI is separated by extensive built form and therefore it is considered there would be no detrimental impacts as a result of the proposed development.</p> <p>Majority of site is rough grassland, which is to be lost although areas retained will be oversown with wildflower grass mix. Woodland is being retained and will be protected and specifically managed to improve its ecological value, as will hedgerows.</p> <p>There is no evidence to suggest that the proposed development would lead to a significant impact on any know protected species or ecological features.</p>
Hydrology, Hydrogeology, Flood Risk and Drainage	<p>Geology and Hydrogeology – The soils underlying the site are called Hythe Formation and are predominantly sandstone. Trial pits have shown that near surface deposits are clayey, silty sands. The site lies over a principal aquifer and also lies wholly within an inner (Zone 1) ground water source protection zone.</p> <p>Flood Risk - from information provided by the Environment Agency, the site lies in Flood Zone 1 which is the lowest flood risk designation and includes all land which should not flood in a 1 in 1000 year rainfall event</p> <p>Drainage – It is proposed to connect the foul drainage from the development into the existing Thames Water system.</p>

	<p>Thames Water is currently undertaking modelling of its sewer network to ascertain the best connection point.</p> <p>Surface water from roofs will be discharged into the ground via soakaways. However, the Environment Agency has stated that due to the groundwater source protection zone it would object to water from the roads and hardstanding being discharged into the ground, so a surface water sewer to dispose of water from roads and hardstanding will be requested from Thames Water. The discharge rate will be limited to an agreed rate which will not exceed that which currently flows from the undeveloped site.</p>
Transportation	<p>Access to the site is to be taken from a new priority controlled junction on the A237 Sturt Road. A pedestrian refuge will be provided on Sturt Road and the footways on Sturt road are to be re-surfaced. Public Footpath 35 is to be upgraded to a shared footway/cycleway. Pedestrian connections will as lobe provided at several points between the development and the upgraded Public Footpath. These improvements will enable safe walking routes to local services.</p> <p>The internal roads and pedestrian routes have been designed to create a high level permeability.</p> <p>In general, the increase in traffic flow as a result of the proposal is slight, with the greatest impact on Sturt Road with an 8.9 % increase in evening peak hour traffic.</p> <p>The junction of A237 Church Road/A287 Hindhead Roads the only junction where driver delay is expect to increase by more than 10 seconds as a result of the proposed development. It is proposed to mitigate these impacts by widening the Church Road approach arm to provide a right turn and a left turn lane. It is therefore considered that the overall changes to the operation of the junctions, queuing and delays will have only a slight impact on existing road users.</p> <p>The proposed development will not have any significant severance effects as new pedestrian and cycle links will be provided. The proposed development will have no impact on pedestrian and cycle delays.</p>

Historic Environment	<p>The character, significant and vulnerability of the proposed development site and its immediate environs to potential development impacts on the historic environment have been assessed.</p> <p>The assessments identify little archaeological potential and that the surrounding historic buildings have been comprehensively modernised in recent years, to the detriment of their historic character and setting.</p> <p>The assessments conclude that the proposed development would not affect the significance of the site's historical environment deleteriously, whilst the aspects of the development – particularly new tree planting along its northern edge – would enhance the setting of its historic buildings.</p>
Noise and Vibration	<p>Assessment of the suitability of the site for residential development in regard to noise has been conducted. This has found that mitigation measures will only be required for any proposed adjacent to Sturt Road given the existing levels of traffic noise. The proposed development would not, however, involve the introduction of any new buildings along the south western boundary of the site (Sturt Road Frontage)</p> <p>A noise survey and assessment of potential noise from Sturt Road has been conducted. Measures to reduce noise levels both externally within gardens and internally are not required given the positioning of the proposed housing and gardens further from Sturt Road. However, the provision of timber fences at garden boundaries will be installed to provide additional sound insulation to the proposed properties. With the implementation of the required mitigation measure, the whole site is suitable for residential use.</p> <p>The most significant noise and vibration impact of the proposed development on the surrounding area will be due to construction, increased traffic flow and activity noise from future occupiers.</p> <p>The construction period will be for a limited time only and whilst there are a number of activities, such as excavation works, that will produce high noise levels and may lead to perceptible vibration, these can be minimised by good practises, such as agreed hours of operation. An environmental construction management plan would be agreed prior to the commencement of works.</p> <p>The increase in noise due to post development traffic</p>

	<p>flow and domestic activity would be negligible.</p>
Air Quality	<p>The air quality impacts associated with the construction and operation of the proposed residential development have been assessed.</p> <p>The additional traffic generated by the proposed development may affect air quality at existing properties along the local road network. These impacts have been assessed and appropriate mitigation is proposed.</p> <p>The construction works have the potential to create dust and this has been assessed. It will be necessary to apply a package of mitigation measure to minimise dust emissions.</p>
Socio-Economics	<p>One of the key issues raised by the construction phase of housing projects is the extent to which main contractors and subcontractors bring in labour for outside the region or attempt to recruit labour locally.</p> <p>It is unlikely that the number of workers required for the proposed development, whatever level of skills, would place pressure on the construction labour market.</p> <p>Research has shown the limited extent to which the local economy (and employment) depend on tourism. However, Waverley Borough's considerable natural attractions are contained within its four main towns and surrounding open countryside where there are established opportunities for informal recreation, such as walking.</p> <p>It is considered highly unlikely that the proposed development will have any discernible impact on existing visitor attractions in the Haslemere Area.</p> <p>Public Footpath 35 would be directly affected by the proposed development.</p> <p>This right of way would be upgraded to a shared bridleway in connection with the proposal. The nature of the existing rights of way in the area and the condition of the environment through which they pass, suggest that the proposed development is likely to have a negligible impact on their current levels of low use.</p>

Relevant Planning History

SO/2013/0012	Screening Opinion Land at Sturt Road, Haslemere Request for Screening Opinion for up to 150 residential units.	Screening Opinion Given 24/12/2013 – requires EIA
WA/2008/1331	Outline and major application Land at Sturt Road, Haslemere Outline application for the erection of 36 key workers' dwellings together with associated site works and access (revision of WA/2007/1974).	Withdrawn 10/11/2008
WA/2007/1974	Outline and major application Land at Sturt Road, Haslemere Outline application for the erection of 36 key worker dwellings together with associated site works and access.	Withdrawn 05/11/2007
WA/2006/0224	Outline application Land at Sturt Farm, Haslemere Outline application for the erection of 36 key worker dwellings with access off Sturt Road together with associated works (application follows invalid application WA/2005/2591).	Withdrawn 11/04/2006
WA/2005/2591	Outline application Land at Sturt Farm, Haslemere Outline application for the erection of 36 key worker dwellings with access off Sturt Road together with associated works.	Invalid 07/02/2006
WA/1982/1293	Erection of a 4 bedroom detached house.	Refused. 19/11/1982 Appeal dismissed.
WA/1980/0893	Residential development to be phased and at a density agreed with the Local Authority to provide overall 10 Units to the acre (Outline)	Refused 27/06/1980 Appeal Dismissed 14/08/1981
WA/1979/1728	Development of detached dwellings at a density of 8 to10 units for each acre	Refused 11/01/1980 Appeal Dismissed 14/08/1981
HAS96/73	Outline application for housing development	Refused 05/1973

Planning Policy Constraints

Countryside beyond the Green Belt – Outside of Developed Area
Surrey Hills Area of Outstanding Natural Beauty (AONB)
Area of Great Landscape Value treated as being within the Surrey Hills AONB
East Hants Special Protection Area 5 Km Buffer zone
Wealden Heaths II Special Protection Area 5 Km Buffer zone
Public Footpath 35
Sturt Farmhouse – Grade II Listed Building
Upper Barn – Grade II Listed Building
Granary and shed to south of Sturt Farmhouse – Grade II Listed Building
Sturt Farm Barn – Building of Local Merit

Development Plan Policies and Proposals

Policies of the Waverley Borough Local Plan 2002:-

D1	Environmental Implications of Development
D2	Compatibility of Uses
D3	Resources
D4	Design and Layout
D5	Nature Conservation
D6	Tree Controls
D7	Trees, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
D13	Essential Infrastructure
D14	Planning Benefits
C2	Countryside beyond the Green Belt
C3	Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
C7	Trees, Woodlands and Hedgerows
HE2	Buildings of Local Architectural or Historic Interest
HE3	Development Affecting Listed Buildings or their Setting
HE15	Unidentified Archaeological Sites
H4	Density and Size of Dwellings
H10	Amenity and Play Space
RD9	Agricultural Land
M1	The Location of Development
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M14	Car Parking Standards

The South East Plan 2009 was the Regional Spatial Strategy (RSS) for the South East region, the Plan was revoked on March 2013 except for Policy NRM6: Thames Basin Heaths Special Protection Area. This Policy remains in force, but is not applicable to this application.

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. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

The Council is in the process of replacing the 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 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. The current (provisional) timetable for the preparation of the Local Plan indicates the publication of the Part 1 draft plan in March 2015, with its submission for examination in June 2015. Adoption is scheduled for early 2016.

Other Guidance:

- The National Planning Policy Framework 2012 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Waverley Borough Council Parking Guidelines 2013
- Planning Infrastructure Contributions 2008
- Surrey Vehicular and Cycle Parking Guidance 2012
- Surrey Hills AONB Management Plan 2009-2014
- Density and Size of Dwellings SPG (2003)
- Surrey Design Guide (2002)

- Strategic Housing Land Availability Assessment (2014)
- Draft Strategic Housing Market Availability Assessment (2013)
- Affordable Housing Viability Assessment (2009) and update 2012
- Strategic Flood Risk Assessment (2010)
- Technical Note: Transport Measures to support growth identified in the Waverley Borough Core Strategy 2012
- Climate Change Background Paper (January 2011)
- Interim Position on Infrastructure Delivery Plan (January 2011) IDP 2012
- Waverley Borough Council Open Space, Sport and Recreation (PPG17) Study 2012
- Draft Settlement Hierarchy 2010 and factual update 2012
- Reaching Out to the Community – Local Development Framework- Statement of Community Involvement – July 2014
- Haslemere Design Statement 2012

Consultations and Town Council Comments

Consultee	Comment
Haslemere Town Council	No comment, whilst HTC reserve the right to make substantive comments on the definitive application if and when it comes forward.
County Highway Authority	<p>The proposed development has been considered by the County Highway Authority who recommends an appropriate agreement should be secured before the grant of permission to secure the following highway and transport mitigation package:</p> <p>S278 Works</p> <ol style="list-style-type: none"> 1. Prior to commencement of the development the proposed vehicular access to Sturt Road shall be constructed in general accordance with FMW Consultancy’s Drawing No. ‘Plan 9.1’ and subject to the Highway Authority’s technical and safety requirements. Once provided the access and visibility splays shall be permanently retained to the satisfaction of the Local Planning Authority. 2. Prior to first occupation of the development the applicant shall provide a traffic calming/management scheme on Sturt Road, between the Sturt Road/Camelsdale/Bell Road priority junction and the Sturt Road/Liphook

Road/Church Road signalised junction, in general accordance with FMW Consultancy's Drawing Nos. SK 05, SK 06 and SK 07, and subject to the Highway Authority's technical and safety requirements.

3. Prior to first occupation of the development the applicant shall construct the Church Road/Hindhead Road junction improvement scheme, in general accordance with FMW Consultancy's Drawing No. 'Plan 7.1' and subject to the Highway Authority's technical and safety requirements.
4. Prior to first occupation of the 70th residential dwelling the applicant shall construct bus stop infrastructure and pedestrian accessibility improvements at the following locations, in accordance with a scheme to be submitted to and agreed in writing with the County Council.

- (i) Haslemere Railway Station
- (ii) Liphook Road
- (iii) Hindhead Road

The works shall comprise raising kerbing at bus stops and footway/crossing improvements to improve accessibility between the development and the bus stops. The works shall be subject to the Highway Authority's technical and safety requirements.

S106 Financial Contributions

1. Prior to commencement of the development to pay to the County Council a sum of £6,150 in respect of the future auditing and monitoring of the Travel Plan. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.
2. Prior to first occupation of each residential unit to provide each dwelling with a combined cycle/public transport voucher at £200 per dwelling. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.
3. Prior to occupation of the 70th residential unit to pay to the County Council the sum of £50,000

towards pedestrian safety/accessibility and capacity improvements at the following junctions:

- (i) Sturt Road/Liphook Road/Church Road signalised junction
- (ii) Lion Lane/Tesco Superstore signalised junction

The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.

4. Prior to occupation of the 70th residential unit to pay to the County Council the sum of £50,000 towards pedestrian safety/accessibility and capacity improvements at the following junctions:

- (i) Haslemere Railway Station
- (ii) Liphook Road
- (iii) Hindhead Road
- (iv) High Street

The improvements shall comprise but not be limited to provision of timetable cases, sign flags and pole, Real Time Information Displays, cycle stands, new/upgraded bus shelters. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.

5. Prior to occupation of the 100th residential unit pay to the County Council a sum of £15,000 towards pedestrian accessibility and safety improvements at the Shepherds Hill/Lower Street and Lower Street/High Street priority junctions. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.

Prior to occupation of the 100th residential unit pay to the County Council a sum of £10,000 towards streetscape improvements on Wey Hill. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent

The Highway Authority is satisfied that the proposed package of transport mitigation measures does

	<p>improve accessibility to the site by non-car modes of travel, therefore the planning application does meet the transport sustainability requirements of the National Planning Policy Framework.</p> <p>The Highway Authority is satisfied that the traffic assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network, within the context of the likely future cumulative impact of development in Haslemere. The applicant has agreed to provide a package of mitigation measures that directly mitigates the impact of traffic generated by their cumulative impact and future development in Haslemere.</p>
Natural England	<p><u>Original response (12/08/2014)</u></p> <p>Objection pending further information. The application site lies approximately 1.9km from the Wealden Heaths Phase II Special Protection Area (SPA). On the basis of the information provided, it is the advice of Natural England that it is not possible to conclude that the proposal will not result in a likely significant effect on the European Site in question through the pathway of recreational pressure although we have no concerns about noise, air quality, light pollution or hydrological impacts. In summary, Natural England is not satisfied, on the basis of the information which has been provided, that it can be concluded that the proposed plan or project will not have a significant effect on the Wealden Heaths Phase II SPA, either individually or in combination with other plans or projects.</p> <p>Natural England can confirm that the application site lies partly within the Surrey Hills AONB. We would draw your authority's attention to the strong protection provided to AONBs in the NPPF paragraphs 115 and 116. Natural England notes that this proposal has come forward while your authority's current Local Plan Process is still actively ongoing. This process will result in a final strategic direction with regards to the amount and location of new housing provision and our advice is that it is likely to be much harder for your</p>

authority to form a robust judgement on this development in relation to the first two NPPF tests set out above until this strategic direction is agreed. Natural England has been liaising closely with the Surrey Hills AONB Unit during this consultation period and we would refer your authority to their detailed advice on the likelihood of significant impacts on the purposes of the AONB designation, the potential for mitigation measures and whether or not the development accords with the aims and policies set out in the AONB Management Plan.

Following receipt of additional information (21/07/15)

Natural England has no objection to the proposed development. This is subject to the following avoidance measures included in the application and detailed below being fully implemented:

- Provision of bespoke Suitable Alternative Natural Greenspace (SANG) at Sturt Farm - details as set out in the SANG Management Plan dated December 2014.
- No commencement of development until the proposed Sturt Farm SANG land (as set out in the SANG Management Plan, dated December 2014) has been secured by a Change of Use planning permission (or other).
- SANG to be delivered and operational prior to first occupation of any of the dwellings.
- The Land Trust will take formal ownership (through long lease of at least 80 years or freehold) and will be responsible for managing the site thereafter in accordance with the agreed SANG Management Plan for in perpetuity.
- The Land Trust will hold the endowment for in perpetuity management.
- Information on the SANG to be provided to residents of the new development in the form of a leaflet and signage and information boards to be provided at the entry points.
- Waverley Borough Council will monitor the SANG for compliance as set out in the letter to

	<p>Natural England dated 16 January 2013, with the inclusion of annual spot checks to be carried out by the Council.</p> <p>Subject to the above avoidance measures being fully implemented, with appropriately worded conditions or a Section 106 agreement prepared to secure their delivery, and provided that the proposal is undertaken in strict accordance with the details submitted, Natural England advises your Authority that it is not likely to have a significant effect on the interest features for which the Thames Basin Heaths SPA has been classified.</p> <p>Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.</p>
Surrey Hills AONB Board	<p>This report is written on the principle that the AONB enjoys at least as much Government protection from development as the Green Belt. Also seemingly, until all other scope for meeting the Borough's housing need has been assessed through the local process it may be difficult to justify releasing an AONB site for a major development. At the same time, the landscape and scenic beauty of the site are not considered to be outstanding and development avoiding the higher ground would unlikely have any significant wider landscape.</p> <p>Under national and local AONB planning policies, the clear planning presumption is that permission should be refused for this application unless exceptional circumstances exist and the development can be demonstrated to be in the public interest.</p> <p>A national need for more housing seems to be generally accepted. Further, a 5 year housing land supply apparently cannot be shown to exist in the Borough. Added to this, the application site is one of the few parts of the Borough's countryside not benefitting from Green Belt protection. These factors may be considered to constitute exceptional circumstances under paragraph 116 of the NPPF to</p>

justify granting permission in this case. However, other circumstances exist that also need to be weighed into the balance.

Need for the development

Granting planning permission may be premature pending the Council concluding the new housing provision to be in the Local Plan, having balanced the housing figure in the Strategic Housing Market Assessment with the environmental constraints of the Borough, including Green Belt and AONB, and following public consultation. In conclusion on the first bullet point of the NPPF paragraph, in my assessment it would be difficult to argue that the need for the development, including in terms of any national considerations, amounts to the exceptional circumstances to justify granting planning permission for a major development in the AONB.

Scope for developing elsewhere

The “cost of” developing elsewhere relates primarily to whether the recycling of land within built up areas to provide further housing would be viable. A decision on the scope for developing elsewhere can only really properly be made through the democratic process of the Local Plan. The Council’s Planning Officers though are best placed to advise on this point.

Any detrimental effect on the landscape

With the exception of the higher parts of the site any development effects of the development would tend to be localised and be unlikely to undermine the landscape integrity of the wider AONB and possibly the National Park beyond.

Most of the site shows signs of having been neglected. In its present state, one could be forgiven for not recognising immediately that the site has the benefit of an AONB designation. Its landscape interest though is derived from its contours, including the fairly steeply sided valley where much of the proposed development is proposed. Additionally, the higher ground provides an attractive landscape setting to Haslemere.

	<p>The retained wooded higher ground to the south has a strong influence on the character of this locality. But the clear open view of the rear of the dwellings along the ridge to the north detracts from the site's setting. The undeveloped nature of the application site is central to the public enjoyment of that public right of way. The submission includes a visual and landscape assessment carried out by specialist consultants. This has informed tree and shrubbery planting proposals in an effort to mitigate the effects of the proposed development. However, they can be regarded only as tinkering on the edges or a slight moderation of the effects of the development.</p> <p><u>Possible amended scheme</u></p> <p>If notwithstanding the AONB concerns set out in this report the Planning Authority is minded to grant permission for a development of the site, it is asked that the proposals be amended in the following way:</p> <p>The 22 or so dwellings in Parcel 2b are suggested to be removed from the proposals. That land together with the small parcel of land to the east and woodlands to the east, should be improved by the developer and dedicated to the Council for public access together with the woodland strip running the length of the southern boundary to the site. The developer should pay a sufficient commuted sum to allow the interest to be used to pay for its future annual maintenance.</p>
Environment Agency	<p>The development is located within Water Framework Directive (WFD) waterbody GB106039017700 (South Wey, Haslemere to Bordon). This waterbody is currently of "Poor ecological status" as reported in the 2009 Thames River Basin Management Plan (RBMP). The WFD requires that all waterbodies be of "Good ecological status" by 2027, and for there to be no deterioration within the ecological status of a waterbody between six-yearly RBMP cycles. The development must not hinder the waterbodies' ecological status, nor prevent the required "Good ecological status" from being attained in future.</p>

	<p>Surface run-off from the development must be controlled in such a way to prevent the ingress of sediment and contaminant laden waters into any nearby watercourse, be it directly or via the surface water drainage network. These contaminants and sediments may originate from roads, car-parks and other hard standings. Should they enter a watercourse, they have the potential to further hinder waterbody ecology and WFD compliance.</p> <p>The applicant has met the minimum requirements of the NPPF. The applicant should, as part of the surface water strategy, demonstrate that the requirements of any local surface water drainage planning policies have been met and the recommendations of the relevant Strategic Flood Risk Assessment and Surface Water Management Plan have been considered.</p> <p>Consider that planning permission could be granted for the proposed development as submitted if planning conditions are included in any decision. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and the Environment Agency would object to the application.</p> <p>Recommend conditions:</p> <ul style="list-style-type: none"> • Submission of surface water drainage scheme • Submission of foul water drainage scheme • Submission of construction management plan • No infiltration of surface water into the ground is permitted • If contamination is found to be present, works shall cease and a remediation strategy shall be submitted to and approved in writing by the LPA
County Rights of Way Officer	<p>There are no objections to be raised, but the new planning case officer should be aware of the agreement reached with the applicant's representative for Footpath 35 to be dedicated as a Public Bridleway. Normally we would handle any dedication agreements directly through this office, but we would want to</p>

	<p>ensure that the proposal to dedicate is included either as a condition or as part of a legal agreement within any planning consent.</p> <p>The applicant has agreed to undertake the necessary surface improvements. We would ask that it be conditioned that any improvements are subject to a specification to be agreed with the Countryside Access Officer.</p> <p>The granting of planning permission does not permit the alteration/obstruction of a public right of way in any form.</p>
Thames Water	<p>Waste comments</p> <p>Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.</p> <p>Water comments</p> <p>The existing water supply infrastructure has insufficient capacity to meet the additional demands</p>

for the proposed development. Thames Water therefore recommends the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Supplementary Comments

Waste: Impact Study of the network has been undertaken to investigate the implication of the proposed development. The hydraulic model indicates that the foul network does not have available capacity downstream of the proposed connection manhole to accept the proposed development flows. Improvements to the existing foul network are required to enable the proposed connection to the sewer network, without causing any detriment to the level of service provided. 2 options have been provided that will resolve the predicted increase in surcharge: a) Pipe Upsizing or b) online storage.

The proposed development site is located within the Environment Agency's Risk of Flooding from Surface Water area, and the drainage of the site is therefore at risk of surface water ingress. The Developer should undertake necessary measures to ensure that the foul sewers are adequately protected against surface water ingress.

Clean water: The proposed development is located within the protection zone (SPZ1) of a water abstraction source known as Sturt Road PS. These zones are used for the production of potable water for public supply for which Thames Water has a statutory duty to protect. Thames Water would therefore like the following 'Grampian style' condition imposed. "Development shall not commence until a pollution prevention strategy has been submitted to and approved in writing by, the Local Planning Authority in

	<p>consultation with Thames Water. The strategy should detail the control measures used to minimise the impact of the development proposal to the local groundwater both during and after construction". Reason – Protection of the shallow groundwater and Potable water abstraction. More detailed information can be requested from Thames Water's Groundwater Resources Team on groundwaterresources@thameswater.co.uk or by calling 02035773603.</p> <p>"Thames Water understand that there are proposals for installation of a septic tank during construction of the development. Thames Water would like to highlight that the proposed development is within SPZ1 of Sturt Road PS and as such the developer shall ensure protection of the local groundwater through best environmental practice in accordance with the requirements of the Environment Agency"</p>
English Heritage	The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Council's Agricultural Consultant	<p>The land appears not to have been used for agricultural purposes for some time. The proposed development does not result in the loss or alienation of the best and most versatile agricultural land. The land is marginal land on the fringes of the existing built up area which historically as permanent pasture offers little other than occasional grazing or occasional hay crops, of inconsistent quality. Such land in the past may have been ploughed, if the economics of agricultural cropping had dictated but on the edge of the urban fringe and for the other reasons outline in this report, the land has remained in pasture which has provided no sustainable agricultural activity for some time. There is no agricultural holding in existence. The loss of this land does not result in the fragmentation of existing agricultural or horticultural land and only serves to reduce the outer peripheral marginal land available to the application, which is unproductive, difficult to manage and offers no sustainable opportunity for agricultural activities in isolation.</p>

Surrey Wildlife Trust	<p>Recommends applicant is required to take all the recommended actions in the Mitigation Measures section of the ecology section of the Environmental Statement, including the biodiversity enhancements as detailed. In addition, SWT would advise that the Local Planning Authority has the opportunity to approve any proposed reptile translocation area. It would be best to retain all reptiles in the locality of the site, which would require a suitable area of land conserved for reptiles and for other species. There is also a considerable amount of bat activity on site. Recommends any external lighting shall be suitably shaded and directed to avoid illumination of the boundary habitat and bat foraging areas.</p> <p>The applicant should provide a Landscape and Ecology Management Plan for the public spaces of the site for approval by the Local Planning Authority and that the applicant should control any development process under an approved Ecological Construction Management Plan to help control potential polluting and disturbing activities.</p>
County Archaeologist	<p>Recommends 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 by the applicant and approved by the Local Planning Authority.</p>
Crime Prevention Design Advisor	<p>The design incorporates courtyard parking which is not encouraged on crime prevention grounds. If garage or driveway parking is not possible, cars should be parked in small groups adjacent to homes and must be within view of active rooms.</p> <p>Good lighting should be considered for any courtyard parking. Lighting should also be considered for the recreational area to the west of the site. As this has a connecting footpath running through the centre. The lighting plan should ensure that the path and surrounding area are well lit which will reduced crime and reassure users of the route. It is recommended that the developers seek Secured by Design accreditation for this development.</p>

<p>Ramblers Association</p>	<p>Object to the proposal on a number of points concerning ROW Footpath 35 which goes along one edge of the development. Firstly, we are not in favour of combined footpaths and cycleways and normally we will not approve them if the width is less than 4 metres, given the danger of accidents to walkers, children, pushchairs and dogs. This proposal has a width of only 3 metres and is enclosed on either side by hedges. It is also a long straight down hill stretch which will encourage inconsiderate cyclist to travel down it at speed thus increasing the risk of accidents.</p> <p>Secondly, the view of the countryside from this path will be considerably degraded. At present, a walker has a nice view of the countryside, with the proposed changes the view would be of one long hedge at least 2m high adjacent to the footpath cutting off distant views.</p> <p>Thirdly, we would question the need for this cycleway. Why would cyclist living in the Camelsdale area want to use this cycleway. If there is a need for the cycleway then it could be built alongside, but separate from, the footpath on land that the developer owns and is using as parkland. Turning footpaths into combined footpaths and cycleways usually means that the footpath is removed from the definitive map and thus the ROW status is lost. Ramblers would object to the loss of the ROW on the definitive map.</p>
<p>Auto Cycle Union</p>	<p>No comment to make on the application</p>
<p>British Horse Society</p>	<p>No comment to make on the application</p>
<p>Byways and Bridleway Trust</p>	<p>No comment to make on the application</p>
<p>Cyclist Touring Club</p>	<p>No comment to make on the application</p>
<p>Open Spaces Society</p>	<p>No comment to make on the application</p>
<p>British Driving Society</p>	<p>No comment to make on the application</p>
<p>Chichester District Council</p>	<p>The Council would expect the development to result in minimal visual impact to the character of the surrounding area and notes the proposed woodland along the southern boundary, from which the main views of the proposal would be possible.</p>

East Hants District Council	No comment to make on the application
South Down National Park Authority	No comment to make on the application
National Planning Casework Unit	Notification Carried Out
Council's Environmental Health Officer (Air Quality)	<p>No objection subject to conditions.</p> <p>Information supplied with the application with regards to air quality and traffic assessments are accepted, however, there are some concerns relating to potential emissions during any construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development. It should also be noted that the introduction of residential properties may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.</p> <p>It should be noted that the impact of dust and emissions from deconstruction and construction can have a significant impact on local air quality. As there is no safe level of exposure, all reduction in emissions will be beneficial. It is considered to be a High Risk proposal in terms of the Mayor of London, London Councils Best Practice Guidance, "The control of dust and emissions from construction and demolition" 2006.</p> <p>The information submitted in support of the application has been assessed and considered. Consideration is given for the development being in a rural location with less significant air quality impacts. However, it is considered that predictions for a low percentage in vehicular movements are unlikely to be realistic as occupants are likely to commute to their work and educational destinations. A report commissioned by Waverley, The Farnham Traffic Management and Low Emission Feasibility Study carried out by AEA Technology in April 2012, noted that the highest emissions affecting the air quality is directly related to diesel cars and not HGV's and buses.</p>

	Therefore consideration has been given to the additional impact on this location of any vehicular use and mitigation measures would be required to offset the additional development.
Lead Local Flood Authority	No comment to make on the application
Director of Public Health, Surrey County Council	No comment to make on the application
NHS England	No comment to make on the application
Guilford and Waverley Clinical Commissioning Group	No comment to make on the application
Health Watch	No comment to make on the application

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – July 2006” the application was advertised in the newspaper on 04/07/2014 site notices were displayed around the site and neighbour notification letters were sent on 23 June 2014.

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

- Flooding has a regular occurrence in this area due to inadequate or malfunctioning drainage system
- Sturt Road already floods and further buildings will increase the flood risk and unnecessarily affect existing residents.
- Land at Sturt Farm currently provides natural drainage.
- Camelsdale Road floods regularly under the railway bridge meaning access to the development would be regularly blocked.
- Roads in the immediate area are already busy and dangerous and this development would greatly increase traffic and congestion in the area.
- Entrance on to Sturt Road is dangerous.
- Very dangerous junctions and hard to navigate these junctions safely as it is. With steep and narrow roads.
- Haslemere can not cope with the volume of cars parking on its streets already. Also when ice forms on roads and cars have to park on main A286.
- Cars travel too fast and there is no traffic calming measures in place.

- Longdene Road is not fit for such an increase in traffic and fear for pedestrians and cyclists' safety. Especially children walking to schools.
 - Many new residents will be commuters and currently there is no further provision for parking at the railway station.
 - Narrow Sturt Road where the problem of parked cars from the existing houses means there is only single lane usage.
 - Would be contrary to national and local policies providing for the protection of the Surrey Hills AONB. The Surrey Hills are an irreplaceable and much valued natural asset and should be protected for future.
 - Contrary to the tests set out in paragraph 116 of the NPPF. The need to meet housing targets cannot constitute exceptional circumstances. It would be premature for the Council to make assessments called for by paragraph 116 in advance of the local plan process being completed.
-
- These country fields are part of the Green Belt. There are brownfield sites within the town that would be better candidates for affordable homes.
 - Sturt Farm is one of the few remaining undeveloped green spaces between Haslemere and Camelsdale. Creation of urban sprawl.
 - If this application succeeds it will act as a precedent for other similar developments. Allowing developers to further encroach onto the green fields in Haslemere.
 - The proposed density of the development is far too high. It is a totally unsuitable site, that is congested and giving all the disadvantages but none of the advantages of rural life.
 - So many new houses will have an impact on already overstretched infrastructure such as schools, medical facilities, sewage and shops.
 - The local infrastructure is not set up to cater for this development. Also Haslemere is not a big enough town to cope with a development of this size.
 - Huge strain would be placed on the current educational system with no possible opportunity of expansion. Already massive pressure on places at nurseries and schools. Already families living in catchment area cannot get a place at their chosen school.
 - Medical services already working at their limit. It takes two/three weeks to get a doctor's appointment.
 - Parking is already a problem in Haslemere town centre.
 - Lack of sustainable/affordable bus services. Train infrastructure is already very stretched and overcrowded.
 - Haslemere has seen a massive increase in the number of dwellings over the last 20-30 years. However, the infrastructure has not kept pace with this increase.

- Roads are overstretched and are already disintegrating under current levels of traffic.
- No plan to improve local facilities, and to improve the surround roads to support the additional cars.
- Closure of police station and concern over level of fire cover.
- Sewage problems cause bad smell. Doubt in the ability of the sewage system to cope with the increase. Also doubts over builders' ability to connect with the largely unmapped system.
- Area of outstanding natural beauty a housing estate is incompatible with that concept. Haslemere uniqueness will be lost.
- Inappropriate development in terms of size and density. Will change the feel of the town and will drive out the people who chose to live here.
- This is an area of Great Landscape Value, which is already shrinking.
- The character of Haslemere is that of a small, almost rural town with a small community. The site's size, shape, aspect and location make it a totally unsuitable application. Meaning the heritage and beauty of this are will be lost.
- Sturt Farm is grade two II listed and its setting needs to be preserved.
- Sturt Farm is one of only three special green areas in the town which are effectively the green lungs within the townscape of Haslemere. Development will create more pollution.
- This application will ignore this Government statement on protecting the natural environment of Haslemere.
- Natural aquifers lie under the site, providing much of the town's drinking water. Concerned regarding the risk of contamination to Haslemere's water supply.
- Additional noise pollution.
- Loss of privacy due to development overlooking current houses and increased in over crowding.
- Sturt Farm has been a farm for 700 years, why are developers allowed to take farm land away. Historic history for the town and enjoyed by many.
- Generally no new property at market valuations is affordable to the low paid worker.
- Area of Outstanding Natural Beauty and Great Landscape Value and needs to remain unspoilt for the good of the wildlife as well as the well being of residents.
- Loss of trees which preserve natural look.
- Loss of natural habitat of wild deer. Once lost it can never be rebuilt.
- Space is full of wildlife and is a natural habitat/woodland/greenspace teeming with birds, hedgehogs, deer and butterflies. Including protected animals and plants, such as the slow worm, badgers and owls.

- Take away opportunities to walk locally in this area, and loss of footpaths.
- Need to save our ever decreasing areas of wildlife, fauna and natural countryside from being destroyed. Area that supports important flora and fauna which is iconic to the Surrey, Sussex and Hampshire borders.
- Property being overlooked and increase in light and noise pollution
- This plan would cause terrible damage to both the community and the area
- Is there really a proven local Haslemere need for so many houses, especially when there are no new jobs and employment opportunities
- The development will burden the town as it does not add sufficiently to the infrastructure.
- Plans for housing on this site have already been rejected several times following public inquiries.

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

- Younger generation need affordable housing
- South east serious lack of affordable housing
- Provides much needed smaller units
- Site should be developed before green belt and national park
- Smaller units will free up people in larger council houses to downsize freeing up more units.
- We need housing for keyworkers who can't afford to live in Surrey
- Finding suitable sites around Haslemere is never going to be easy. Much of it is in national trust ownership or under a variety of conservation categories but there is a desperate shortage of properties.
- Sturt Road has the advantage over other potential sites being close to the town centre, within walking distance of shops and the railway station.
- The landscape value of Sturt Farm is overstated, the residents of Haslemere are spoilt for choice for beautiful countryside.

4 letters of general observation have been received raising the following points:

- Little detail on energy efficiency, parking and design
- Listed farm wall was deliberately destroyed some years ago
- Scale too big - impact upon traffic, infrastructure and removal of green screen

Submissions in Support

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

- There is a shortfall in housing supply of 470 dwellings per annum. It is considered that this constitutes 'an exceptional circumstance'
- The proposal would upgrade the footway going through the site
- The layout and landscaping have been carefully designed to mitigate the impact upon the AONB
- The density has been kept low (22.8 dph)
- New woodland planting will protect the southern boundary
- Under the NPPF, the site's AONB location does not preclude development providing any adverse impacts flowing from it are outweighed by the resulting benefit and appropriate mitigation
- Contribution to local housing need
- Highly sustainable site
- SHLAA and AMEC landscape study identify site as 'suitable, appropriate and deliverable in the plan period'
- No substantial harm to the AONB
- SANG is provided as part of the proposal to - Natural England does not object
- High housing need as shown on the housing register

Determining Issues

- Principle
- Prematurity
- Planning history and differences with previous proposal
- Environmental Impact Assessment
- Lawful use of the land and loss of agriculture
- Location of development
- Housing Land Supply
- Housing Mix and Density
- Affordable Housing
- Impact on Countryside
- Impact upon the AONB
- Highways considerations, including impact on traffic and parking
- Impact on visual amenity and trees
- Impact on residential amenity
- Heritage impact
- Provision of amenity and play space
- Air quality
- Flood Risk and Drainage

- Archaeological considerations
- Crime and disorder
- Infrastructure
- Financial considerations
- Climate change and sustainability
- Biodiversity and compliance with Habitats Regulations 2010
- Health and wellbeing
- Water Frameworks Regulations 2011
- Accessibility and Equalities Act 2010 Implications
- Human Rights Implications
- Third party comments
- Article 2(3) Development Management Procedure (Amendment) Order 2012 – working in a positive/proactive manner
- Cumulative/in-combination effects
- Conclusion and planning judgement

Planning Considerations

Principle of Development

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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

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 in this framework indicate development should be restricted (for example those policies relating to AONB).

The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

The site is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and a locally designated Area of Great Landscape Value (AGLV) wherein the landscape character should be conserved and enhanced.

The proposal involves a substantial development 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.

The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with this, the NPPF and Policies HE1, HE3 and HE5 of the Local Plan 2002 state that development should preserve or enhance the character and setting of Listed Buildings.

The NPPF states that, as a core planning principle, heritage assets, in a manner appropriate to their significance should be conserved. Heritage assets can include locally identified buildings of local architectural or historic interest. The site is close to statutory listed buildings and a building of local merit and as such the character of the buildings shall be safeguarded in accordance with Policies HE2, and HE3 of the Local Plan.

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 the emerging Local Plan is not at an advanced stage and that the Haslemere Neighbourhood Plan is at an early stage in its development, with the Stage 1 Consultation concluding on 31st August 2014. Having regard to the advice of the NPPG, Officers conclude that a reason for refusal based on prematurity could not be substantiated.

Officers have carefully considered the AONB Board's comment that granting permission would be premature in advance of the Local Plan. Officers have had regard to the recent "called in" appeal by Hallam Land Management Ltd and the Hyde Estate Land at Handcross, West Sussex, for major residential development in the High Weald Area of Outstanding Natural Beauty (SoS decision letter dated 1 May 2014). The Secretary of State noted that he was satisfied that, in terms of paragraph 14 of the Framework "the appeal proposals are sustainable forms of development entitled to the presumption in favour of development".

Planning history and differences with previous proposal

The planning history is a material consideration. There have been a number of applications for residential development on the site, none of which have been approved. In 1979 and 1980, two outline applications for residential development on the site were dismissed on appeal.

These were for a much larger area of land including land to the south of the footpath and to the east of Longdene House. The Inspector noted that Sturt Farm is "prominent from many close and medium viewpoints. I see no reason to question its including in the Surrey Hills Area of Outstanding Natural Beauty, of which it forms a natural, if marginal part. Indeed it is on the urban fringes that landscape is most vulnerable....An extensive residential development cannot be reconciled with the retention of natural beauty. To justify such development there must be a very special case of need, which is not the present situation in this instance."

The most recent applications (WA/2008/1331, WA/2007/1974 and WA/2006/0224) were for 36 key workers dwellings but these were all withdrawn, so do not constitute material planning considerations.

The most recent decision on this site is therefore some considerable time ago and having regard to the changes in planning policy, is considered to carry limited weight.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 state that an Environmental Statement (ES) should 'include

the data required to identify and assess the main effects which the development is likely to have on the environment'.

An ES is required to ensure that the likely significant effects (both direct and indirect) of a proposed development are fully understood and taken into account before the development is allowed to go ahead. An EIA must describe the likely significant effects and mitigating measures envisaged.

The environmental issues that have been most significant relate to traffic and transportation, noise, air quality, ecology and nature conservation, landscape and visual impact assessment, archaeology, water resources and flood risk, climate change and cumulative impacts.

On conserving and enhancing the natural environment, paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes;
- Recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraphs 120 to 125 set out policies to mitigate and reduce to a minimum the adverse impacts of development on health and quality of life. Such effects include ground pollution, contamination, instability, lighting, noise and air quality.

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 AQMAs is consistent with the local air quality action plan. The site is within an AQMA Buffer Zone.

On flood risk, paragraph 99 of the NPPF states that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures.

Paragraphs 100 to 104 set out flood risk considerations and incorporate the Sequential and Exception Tests previously contained in PPS25: Development and Flood Risk.

In particular, paragraph 100 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.

The main conclusions of the ES topics and the officers' response to them are set out below:

i. Construction

The construction of the Sturt Road development is expected to take approximately 23 months. Details of the construction stages, activities, and access arrangements have been outlined, as well as a specific mitigation measures to be implemented through a Construction Environment Management Plan during construction.

Officers generally agree with the mitigation methods set out in the submitted details and consider that they would avoid and/or ameliorate significant environmental effects. A Construction Environmental Management Plan would be required by condition in the event permission is granted.

ii. Landscape and Visual

The applicant has undertaken a Landscape and Visual Impact Assessment which concludes that whilst the site is partly within the AONB, it is on the edge of it and is poorly related to the wider AONB. The LVIA goes on to state that the site could accommodate the development with minor to moderate adverse landscape impacts, but that over time this would be moderated through proposed landscaping and planting.

The LVIA continues that the visual appraisal of the site demonstrates that it is relatively visually contained, and could accommodate development within a closely drawn visual landscape. The layout would avoid blocking middle and long-distance views within the AONB, although it is acknowledged that views would be possible from Sun Brow to the north and from the public footpath to the south, although this could be mitigated by planting. Importantly, the proposal would not have a visual impact from AONB land to the south of Longdene House, and would not break the ridgeline to the south of the site, maintaining views of the higher ground from properties in Sun Brow.

Officers generally concur with this assessment and the conclusions that, generally, the site is well contained by vegetation and that views of the site would be localised, rather than far reaching across the AONB as a whole. External views of the site would be largely blocked from the south by the topography of the site, with only the higher parts of the eastern end of the development visible in wider views from other parts of Haslemere.

iii. Ecology

The application is accompanied by an ecological survey together with proposals and a management plan for SANG land to avoid the effect of the development upon the integrity of the Wealden Heaths II SPA.

The ecological survey concludes that the proposal would not impact upon the nearest statutory site, the Lynchmere Commons LNR, as the site is separated by existing built development and any potential impacts would be mitigated and avoided. The Hammer Moor SNCI is also separated from the site by existing built development.

The on-site habitat is mainly rough grassland and has no botanical value, although existing hedgerows nearby do have some value as they support protected species. The rough grassland would be lost, but any areas retained would be over-sown with native wildflower grass mix, providing a floristically rich habitat. The woodland would be retained and protected during construction, as would hedgerows, although some small losses would occur to facilitate access. New planting would use native species and the site would be subject to an ecological management plan.

The scheme would retain connectivity for existing wildlife corridors and no trees with bat potential will be removed. Bat boxes would be provided on site and a precautionary approach will be taken during removal of any dormouse habitat. Bird habitats would be largely retained, and enhancement of woodland would compensate for any losses. Slow-worms would be re-located from the site to a suitable alternative area, as would reptiles.

Officers concur with the findings of the reports and proposals and consider that the proposals, subject to mitigation, would not have a significant effect on ecology.

iv. Hydrology, Hydrogeology, Flood Risk and Drainage

A Flood Risk Assessment has been submitted, together with a report on Hydrology, Hydrogeology and Drainage.

The hydrological features within the area are the South River Wey, approximately 150m to the west of the site and two small watercourses shown adjacent.

Three percolation tests were taken on the site to ascertain if adequate rates of infiltration could be achieved so that infiltration techniques could be used to dispose of surface water from the proposed development. These showed that low, but potentially adequate, soakage rates could be achieved.

The site lies within Flood Zone 1, although it is located in a ground water source protection zone, with the groundwater vulnerability zone being classified as a Major Aquifer High.

From borehole records and correspondence with the Environment Agency there is a Thames Water portable water abstraction addit which runs under the site and feeds a portable water pump station located approximately 150 metres west of the site.

Negotiations have been undertaken with the Environment Agency over whether infiltration techniques can be utilised on the site, as it lies within a Zone 1 source protection zone. The Environment Agency has stated that they would object to the discharge of water from hardstandings and roads at the site due to the Thames Water portable addit unit under the site.

Therefore, the proposals for the discharge of surface water from the site are that the roof areas will drain to soakaways and other infiltration structures via sealed systems, with run off from hard standing and roads going to a positive surface water sewer which will drain off site via a sewer requisitioned from Thames Water.

The areas of the site which would not have their surface water drained by infiltration methods would have their run off restricted to the existing greenfield run off rate

Having reviewed the hydrological and hydro-geological features of the site, infiltration as a means of the disposal of surface water is viable, but only for rooftop water. Water from the roads and hardsurfacing will be disposed of off-site via sewer to be requisitioned from Thames Water.

Subject to relevant conditions, the Environment Agency and Thames Water have raised no objection to the proposed development.

With adequate mitigation methods, Officers concur with the with the findings of the report in that the proposed development would not have a significant effect on hydrology or flood risk.

v. Transportation

The site is currently an agricultural field and as such generates an insignificant number of car trips. The proposed development would result in a substantial increase in vehicle movements

A Transport Assessment has been submitted as part of the planning application, which indicates that the traffic generated by the proposed development would have a negligible impact upon the operation of the local highway and a minor impact at the junction of A237 Sturt Road/A287 Hindhead Road.

The proposed development will also bring enhancements to the local transport infrastructure including provision of pedestrian and cycle links to the site to provide a permeable network; improved footways on the A287 Sturt Road; upgrade of the existing Public Footpath No. 35 to a shared footpath/cycleway; a new pedestrian refuge on the A287 Sturt Road to support pedestrian movements from the new development and the existing Public Footpath 35 and widening of A287 Church Road approach to the junction with A237 Hindhead Road.

The applicant concludes that the proposed mitigation measures would be such that the overall traffic effect as a result of the proposed development would be direct, permanent, long-term minor negative to negligible.

The County Highway Authority is satisfied with the contents of the ES and, as such, Officers concur with the conclusions of the assessment in that the development would be acceptable in highway terms subject to the proposed mitigation.

vi. Historic Environment

The proposed development has potential effects on cultural heritage resources, including buried archaeological sites, historic buildings and historic landscapes.

The Historic Environment Assessment has advised that a desk based assessment of the site has been undertaken and concluded that there is no prima facie evidence of significant archaeological survival within in.

Notwithstanding this, mitigation methods in the form of a 'Written Scheme of Investigations' is proposed.

The boundaries, thoroughfares and woodland that form the historic landscape would be left substantially unaffected by the proposed development.

The sole changes would be the creation of a new vehicular access from the A237 at the north west corner of the site and the openings in the two boundaries across the site.

The proposed development would not effect the historic buildings of Sturt Farm or Longdene House materially, nor other surrounding historic buildings within 500m of the site. The only potential affect would be on the setting of the historic buildings of Sturt Farm.

The setting of the historic Sturt Farm buildings is a relatively small area. The greater part of the site is arguably not within the 'setting' of Sturt Farm, because neither can 'experienced' from each other.

It is spatially close to it, but that is considered not to be the same thing. The sole impact on the setting of the Sturt Farm buildings would be the new access drive. The drive would follow the line of the existing boundary, so as not to intrude on the historic landscape, whilst tree planting would screen it and form a verdant backdrop to Sturt Farmhouse when viewed from the south.

The Historic Environment Assessment concluded that the proposed development would not materially affect the fabric or setting of any designated historic environment asset and following mitigation, no significant impact on the archaeological resources are anticipated.

Officers consider that there would be harm caused to the setting of Sturt Farm. This analysis is set out more fully later in the report. The proposed landscaping proposals would seek to mitigate the effect on the historic buildings. Consequently, Officers concur with the conclusions of the assessment in that the development would not have a significant impact impacts upon the historic environment, subject to the proposed mitigation measures.

vii. Noise

Potential noise sources of the development are noise and vibration from construction of the development and from construction traffic; traffic noise arising from increased traffic flow to and from the completed development, noise generated by future occupiers and plant noise.

Construction noise is likely to result in direct, temporary, short to medium-term negligible to major adverse effects.

Construction vibration is likely to result in direct, temporary, short to medium-term negligible to minor adverse effects.

To minimise noise and vibration impact from construction, a package of mitigation methods are proposed which include restricting construction work hours, ensuring noise levels are limited to 70dB LAeq at 1 metre from the façade of existing dwellings and keeping nearby residents informed of intended construction activity, especially particularly noisy operation such a pile driving.

The operational road traffic would lead to a permanent long-term negligible to minor adverse (insignificant) noise effect on all roads.

External noise levels in amenity areas have also been considered and appropriate mitigation measures have been identified.

Following completion of the development, noise from road traffic associated with the new community will be negligible.

Subject to mitigation measures and the imposition of suitable conditions, Officers conclude that the effect in terms of noise and vibration would not be significant in EIA terms.

viii. Air Quality

There is not an Air Quality Monitoring Area in Haslemere.

The residual effects of the construction phase on air quality are considered to be direct, temporary, short to medium-term and, with a package of mitigation measures in place, should be insignificant.

The effect of the proposed development on air quality is considered to be direct, permanent, long-term insignificant.

The Council's Environmental Health Officer has raised no overriding objection to the current application. It is concluded that the proposed development would not have a significant effect on air quality, subject to the imposition of suitable conditions.

ix. Socio-economics

The proposed development has low potential to create employment opportunities locally. Where opportunities do exist, these will be mostly limited to the construction phase, and even then the opportunities will be small in number and over a short duration. However many of these tasks could be carried out by local business in the area.

It is unlikely that the proposed development would have a detrimental effect on tourism to Haslemere. The proposal would improve the existing Public Right of Way and provide pedestrian connections to enable safer walking route to local services.

Officers consider that the proposal would not have a significant effect on socio-economics.

x. Cumulative Effects

The cumulative indirect and direct effects of the current application with those of neighbouring past, present, and reasonably foreseeable developments (at the time of the submission of current application) requires assessment.

There are no schemes of a significant scale within the surrounding area. As such, the proposed development would not cause cumulative environmental harm to the character and amenity of the area.

It is considered that the ES has adequately explained the environmental implications of the proposed development and the proposed mitigation measures are acceptable. Officers are therefore satisfied that the likely cumulative effects of the various developments have been satisfactorily addressed and that there would not be a significant effect, in EIA terms.

The lawful use of the land and loss of agriculture

The application site consists of 5.9 hectares of unmanaged grassland, fringed by areas of woodland and hedgerow. Policy RD9 of the Local Plan outlines that development will not be permitted which would result in the loss or alienation of the most versatile agricultural land unless it can be demonstrated that there is a strong case for development on a particular site that would override the need to protect such land.

Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The Council's Agricultural Consultant, Chesterton Humberts, has been consulted on the application and has commented that it appears that the site has not been managed for hay or for the conservation of grasses for some time. The site appears to offer little benefit for grazing purposes and does not appear to offer the scope for any prospect of reasonable crop of hay/haylage or silage. It is noted that the edges of the site have become overgrown, and that the site appears not to have been properly managed for machinery, nor adequately fenced with stock-proof fencing. The undulating nature of the landscape would also make working the land with machinery difficult.

The site is located on the fringe of the developed area, and is not associated with an existing farm. It is considered that the site, given its location, does not offer a reasonable prospect of being brought back into agricultural use.

It is considered that the site is not the best and most versatile agricultural land, given that it has been left unmanaged for some time, and there is no agricultural holding in place. Its development would not result in the fragmentation of an agricultural holding so as to seriously undermine its economic viability.

Officers therefore raise no objection, in principle, to the loss of the existing lawful use of the land for agricultural purposes and consider that the proposal is in accordance with Policy RD9 and the policy contained within paragraph 112 of the NPPF.

Location of development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The Key Note Policy of the Waverley Borough Local Plan aims, amongst other matters, to make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment. The text states that opportunities for development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh), mainly through the re-use or redevelopment of existing sites.

Paragraph 55 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 69 of the NPPF states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues, that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

Whilst it is recognised that the application site falls outside of the settlement boundary, within the Countryside beyond the Green Belt, officers acknowledge that the application site abuts the settlement boundary of Haslemere along its northern boundary. Officers further note the proposed pedestrian/cycle access routes would provide sustainable access links to public transport and to the facilities in Haslemere Town Centre.

As such, officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the rural community of Haslemere. Therefore, whilst acknowledging that the site is outside of a defined settlement or developed area, it is considered that the proposal would not result in isolated dwellings in the countryside and as such the application is not required to demonstrate any special circumstances as set out in paragraph 55 of the NPPF 2012.

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. Further, 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.

Paragraph 50 of the National Planning Policy Framework directs 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: inter alia

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

It is considered that the Council's policies with regards to assessing housing need and demonstrating supply are consistent with the NPPF in this respect.

Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013. That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted.

However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that both the latest household projections published by the Department for Communities and Local Government and the evidence in the emerging draft Strategic Housing Market Assessment point to a higher level of housing need in Waverley than that outlined within the South East Plan. Specifically, the Draft West Surrey SHMA December 2014 indicates an unvarnished figure of at least 512 dwellings per annum.

Notwithstanding that this is a higher figure than the South East Plan Figure, latest estimates suggest a housing land supply of 3.7 years based on the unvarnished housing supply figure of 512 dwellings per annum. This falls short of the 5 year housing land supply as required by the NPPF. This is a material consideration to be weighted against other considerations for this application.

However, consistent with paragraph 14 of the NPPF, Members are advised that the presumption in favour of granting planning permission for housing

development must be balanced against the AONB designation of the site which indicates that development should be restricted.

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 density element of Policy H4 has been superseded by 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.

Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. Density is a rather crude numeric indicator. What is more important is the actual visual impact of the layout and extent of development upon the character and amenities of the area.

The scheme proposes 135 dwellings within the 5.9 hectare site, giving a residential density of 22.8 units per hectare. This corresponds with the surrounding residential density which also presents 22.8 dwellings per hectare.

The Council's Draft West Surrey Strategic Housing Market Assessment (2014, SHMA) provides an updated likely profile of household types within Waverley. The evidence in the Draft West Surrey SHMA (2014) is more up to date than the Local Plan. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The application proposes the erection of 135 units. The proposed housing mix is as follows:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Number of units	43	40	42	10	135
%	31.9%	29.6%	31.1%	7.4%	100%

The Council's Draft West Surrey Strategic Housing Market Assessment (2014, SHMA) sets out the likely profile of household types in the housing market area. The Draft West Surrey SHMA (2014) 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 homes needed for West Surrey Housing Market Assessment area	10%	30%	40%	20%
Affordable homes needed for West Surrey Housing Market Assessment area	40%	30%	25%	5%

61.5% of the proposed units would be two bedrooms or less, with 92.6% of the units being three bedrooms or less. The proposed housing mix would therefore comply with the requirements of Policy H4 and the latest evidence in the Draft West Surrey SHMA (2014).

As such Officers consider that housing mix is broadly in line with the requirements identified in both the SHMA and the Waverley Borough Council Household Survey 2007, as such it is considered that the proposal would be acceptable in accordance with the NPPF 2012 and Local Plan Policy.

The proposed housing mix is considered to be appropriate having regard to the evidence in the SHMA and the requirements of Policy H4.

Affordable Housing

The Local Plan is silent with regards to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan, is unacceptable in principle, including affordable housing.

If, however, Members decide to support the principle of housing on this site, then the provision of affordable housing could be regarded as a benefit of considerable weight to justify releasing the site from the countryside.

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.

As of 21.01.15, there are 1,649 households with applications on the Council's Housing Needs Register, who are unable to access housing to meet their needs in the market. This has been broken down as follows:

	1 bedroom	2 bedroom	3 bedroom	TOTAL
Total number of households on Council's Housing Needs Register	998	476	175	1,649
Households on Council's Housing Needs Register currently living in Haslemere	61	33	6	100

Table 1: Households on Council's Housing Needs Register, 21.01.15

The demand for shared ownership is indicated by the information held on the Help To Buy Register, which is administered by the government-appointed Help To Buy Agent, BPHA.

As at 1 April 2014, there were 226 applicants registered for affordable home ownership options living or working in Waverley. Over 70% of households on the Help Buy Register are single people or couples without children. However, shared ownership purchasers are able to purchase a property with one bedroom more than they have been assessed to need, and so many couples and single applicants will prefer a two bedroom property. There is also a growing demand for 3-bed shared ownership properties.

Additionally, the Draft West Surrey SHMA (2014) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The Draft West Surrey SHMA (2014) provides the follow information with regards to the indicative requirements for different dwelling size affordable units.

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
Affordable	40%	30%	25%	5%

The Draft West Surrey SHMA (2014) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent.

The application proposes 53 affordable units representing 39.2% of the overall development. The proposed affordable housing mix would be:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Number of units	20	16	17	0	53
%	37.7%	30.2 %	32.1%	0%	100%

The applicant has proposed that the tenure split would be 25% intermediate housing for shared ownership and 75% rent, with the majority being social rent.

Members should note that the latest draft of the SHMA (December 2014) does not set out affordable need for specific settlements unlike the earlier Waverly

draft SHMA (October 2013). Therefore the 2013 SHMA is the latest evidence on the specific affordable housing need for Haslemere.

Officers conclude, that overall, the proposed housing and tenure mix would contribute to meeting local needs in line with guidance contained within the NPPF. However, in the absence of any viability assessment Officers cannot confirm that the proposed provision of affordable dwellings is the maximum amount achievable on the site, whilst still seeking to achieve mixed and balanced communities.

Impact upon the Countryside Beyond the Green Belt

Paragraph 17 of the NPPF sets out 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 are that planning should: *inter alia* take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The site is located within the Countryside beyond the Green Belt outside the recognised settlement boundary.

The proposed development would involve the development of open fields. The Landscape Impact Assessment (submitted with the Environmental Statement) and the Officers' own conclusions are that the proposal would have minor to moderate adverse impacts on the intrinsic character and beauty of the countryside by virtue of the urbanising effect.

The currently open fields would be replaced by substantial built form. It is noted that established hedgerows would be retained as green infrastructure and that the well treed established boundaries of the site would be retained. The views of the site would be localised, rather than far reaching, with longer distance views into the site are fairly limited from the south, due to the topography. Although the higher parts of the eastern end of the development would be visible from other parts of Haslemere, this impact could be mitigated with planning.

The overall moderate negative impact on the countryside is to be balanced against other issues in the proposal.

Impact upon the AONB

Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB).


In accordance with this, Policy C3 of the Local Plan 2002 requires development within the AONB to conserve or enhance the character and beauty of the landscape. The Surrey Hills Management Plan 2009 – 2014 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.

It should be noted that whilst parts of the site lie within the nationally designated AONB, part of the site lies solely within the locally designated Area of Great Landscape Value (AGLV). Whilst Policy C3 of the Local Plan outlines that AGLV should be subject to the same assessment as AONB, for the purposes of Paragraph 116 of the NPPF 2012 and the statutory test, these tests only apply to those nationally designated areas.

The extent of the AONB across the site is shown in the extract from the Proposals Map below:

Extent of AONB



 Area of Outstanding Natural Beauty (AONB)
& Area of Great Landscape Value (AGLV)
Policy C3

 AGLV treated as being within the
Surrey Hills AONB
Policy C3

Policy C3 of the Waverley Borough Local Plan states that the primary aim of the AONB designation is to conserve and enhance their natural beauty. Development inconsistent with this aim will not be permitted unless proven national interest and lack of alternative sites has been demonstrated.

The emphasis is slightly different in the NPPF which states at paragraph 115 that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

Paragraph 116 of the NPPF states that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

The proposed development of up to 135 dwellings is considered to be a ‘major’ development within the AONB. As such, an assessment against these criteria is required.

The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy

The question of whether housing need can be considered to be an exceptional circumstance in terms of paragraph 116 of the NPPF was considered by the Inspector in the Hallam Land Management Ltd and the Hyde Estate Land Appeal. The Inspector considered that the shortfall in housing supply and the limited effect on the prevailing character of the AONB, together amounted to exceptional circumstances.

The SoS agreed with this finding. In another called-in appeal decision for up to 250 dwellings within the Cotswolds Area of Outstanding Natural Beauty Appeal by Fay & Son Ltd Highfield Farm, Tetbury (SoS decision dated 13 February 2013), the SoS noted that whilst the proposed development would conflict with the conservation and enhancement of the AONB, there are material considerations that weigh in favour of the proposal, in particular the ability to contribute to meeting the severe shortfall in the market and affordable housing providing, on a site that is well located to Tetbury, and which would provide scope for improvements to the setting of the town and benefits for the local and national economy.

These judgements are important material considerations in the assessment of the current case.

The provision of new market and affordable housing will assist in addressing the Council’s housing land supply requirements. Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013.

That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted. However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that both the latest household projections published by the Department for Communities and Local Government and the evidence in the emerging draft Strategic Housing Market Assessment point to a higher level of housing need in Waverley than that outlined within the South East Plan. Specifically, the Draft West Surrey SHMA December 2014 indicates an unvarnished figure of at least 512 dwellings per annum.

Notwithstanding that this is a higher figure than the South East Plan, latest estimates suggest a housing land supply of 3.7 years based on the unvarnished housing supply figure of 512 dwellings per annum. This falls short of the 5 year housing land supply as required by the NPPF. This is a material consideration to be weighed against the other considerations for this application.

Nonetheless, the proposed development will contribute to meeting the need for new homes in Waverley and this is a material consideration to be weighed against the other considerations for this application.

There is no breakdown of need per area for market housing in the SHMA but it can reasonably be assumed that some of this need will lie within Haslemere. There is, however, a breakdown of affordable housing need for Haslemere, which indicates a need of 23 dwellings per annum.

It is therefore concluded that there is a need for market and affordable housing in Haslemere. If permitted, the development could provide some benefits to the local economy in terms of construction jobs and spin offs. However, the applicant has not submitted any evidence to support this issue.

The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way

It could be argued that “the cost of” element of this criterion relates mainly to nationally significant infrastructure projects and other developments that could not necessarily take place on other sites. In the context of this proposal there are no alternative sites put forward by the applicant; however, it is considered by officers that the financial cost of carrying out residential development on a different site would be neutral.

Officers consider that there is justification for applying the area of search for the sequential test across Haslemere only. This is on the grounds that the draft Waverley SHMA December 2014 should be given weight as it is evidence of housing need. This evidence identifies a need for housing in the settlements. It concludes that the unvarnished need figure is at least 512 new homes per annum for the whole Borough.

Although the SHMA does not break this overall housing need down for individual settlements or areas, it is reasonable to consider that Haslemere, as one of the four largest settlements in the Borough, requires new homes. The SHMA shows that between 2013 and 2031, there is a net need for 23 affordable dwellings per annum in Haslemere. Taking into account that market housing will be needed to enable the affordable housing to be delivered, the number of overall homes required to meet housing need in Haslemere will be even greater.

This approach to limit site searches to individual settlements when carrying out sequential tests has been endorsed by Counsel (Steven Whale, QC) on the analysis of the flood risk sequential test in relation to the Berkeleys application in Cranleigh. Officers are therefore satisfied that this is the correct approach to take in looking sequentially at the location of housing development.

It is acknowledged that there is limited scope for developing around Haslemere, as the town is predominantly surrounded by land which is either in the Green Belt or the AONB. The 2014 SHLAA identifies, at Appendix 8, the location of housing sites promoted outside of settlements across the Borough. As part of the SHLAA exercise, the sites outside of settlements were assessed against a wide range of sustainability criteria, which are set out in the Interim Sustainability Appraisal Report, including

- Proximity to AONB or local landscape designation
- The extent to which it is at risk of flooding
- Proximity to a Special Protection Area (SPA) or other European Site
- Whether it is within the Green Belt
- Accessibility to different services.

This exercise generated a red, amber or green (RAG) score for each site against each criterion, based on agreed thresholds. The criteria used (and the thresholds for the RAG assessment) are set out in the Interim Sustainability Appraisal Report.

Simultaneously, the Council carried out a review of all Green Belt land to assess the extent to which it fulfils the five purposes set out in the NPPF, as

well as a landscape review of the larger settlements. The sustainability assessment and the Green Belt/landscape reviews then informed the next stage of the work, an assessment of the accessibility, suitability, availability and achievability of sites.

Each promoted site outside of settlements was given a summary rating (RAG score), based on an overall assessment of the site's potential to meet the criteria for allocation (whether in the Local Plan or in a neighbourhood plan).

The following housing sites outside of settlements were assessed in the Haslemere area:-

SHLAA ID	Name and size	Comment	RAG score in SHLAA
351	Land adjacent to Weydown Hatch, Haslemere, 1.86ha, yield of 33 units	<ul style="list-style-type: none"> • Within AONB/AGLV and Green Belt • Development would be inconsistent with Landscape Study • Within 400m of Wealden Heaths SPA • Moderate access to services 	Red
557	Brownscombe House and Cottage, Hindhead, 1.48 ha, yield of 45 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt • Not attached to settlement and generally poor access to services • Landscape Review identifies very limited development potential • Between 400-5km from Wealden Heaths SPA 	Amber
666 application site	Land at Sturt Road, Haslemere, 5.8 ha, yield of 150	<ul style="list-style-type: none"> • Countryside beyond Green Belt • Eastern and western parts of site lie within AGLV, treated as AONB, rest of site is AONB • Landscape Study indicates there is potential for development to north of footpath 	Amber

		<ul style="list-style-type: none"> • Site is attached to settlement boundary to north and east • Within 400m – 5km of Wealden Heaths SPA • Good access to town centre, bus and rail station, but poor access to other services 	
667	Land surrounding Longdene House, Hedgehog Lane, Haslemere, 12.65 ha, yield of 30 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt • Eastern and western parts of site lie within AGLV, treated as AONB, rest of site is AONB • Development would be inconsistent with Landscape Study • Only attached to settlement at access with Hedgehog Lane • Within 400m – 5km of Wealden Heaths SPA • Potential contamination on site • Good access to town centre, bus and rail station, but poor access otherwise 	Red
563	Land east of Longdene House, Hedgehog Lane, Haslemere, 1.99 ha, yield of 15 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt, AONB/AGLV • Adjacent to settlement boundary but development would be inconsistent with Landscape Study • Site adjoins ancient woodland; • Within 400m – 5km of Wealden Heaths SPA • Good access to town centre, bus stop and train station but poor access to other services 	Red
630	Land at	<ul style="list-style-type: none"> • Countryside beyond Green 	Red

	Midhurst Road, Haslemere, 1.34 ha, yield of 25 units	<p>Belt, AONB/AGLV</p> <ul style="list-style-type: none"> • Development inconsistent with Landscape Study • Within 400m – 5km of Wealden Heaths SPA • Detached from settlement boundary • Moderate access to town centre and bus stop, otherwise poor access to services 	
79	Mill Road, Bells Yard, Haslemere, 0.42 ha, yield of 8 units	<ul style="list-style-type: none"> • Within AONB/AGLV but outside the Green Belt. • Previously Developed Land, could be redeveloped for housing if no longer needed for business purposes. • Within 400m of Wealden Heaths SPA. • Potential contamination. • Poor accessibility to services. 	Amber
714	Land north of Haslemere Saw Mills, Haslemere, 0.79 ha, yield of 21 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt • Within AONB and AGLV • Development would be inconsistent with findings of Landscape Study • Within 400m – 5km of Wealden Heaths SPA • Good access to bus stop, moderate access to local centre but otherwise poor access to services 	Red
674	Land south east of Haslemere Water Treatment Works, Haslemere, 0.78 ha, yield of 14 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt • AGLV treated as being within AONB • Development would be inconsistent with Landscape Study • Detached from settlement 	Red

		<p>boundary, although opposite ribbon residential development</p> <ul style="list-style-type: none"> • Within 400m – 5km of Wealden Heaths SPA • Good access to bus stop, moderate access to town centre, otherwise poor access to services 	
664	Land at Oak Tree Lane, Haslemere, 0.73 ha, yield of 10 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt, AGLV treated as being in AONB • Development would be contrary to Landscape Study, but this is a small site that is reasonably well integrated with the settlement pattern, compared to others • Within 400m – 5km of Wealden Heaths SPA • Part of site Flood Zone 3 • Part of site Ancient Woodland • Moderate to poor access to services 	Amber
628	Kingfisher Farm, Sandy Lane, Haslemere, 9.82 ha, yield of 600 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt, AONB/AGLV • Development would be inconsistent with findings of Landscape Site • Very limited attachment to settlement boundary • Within 400m of Wealden Heaths SPA • Part of site is Ancient Woodland 	Red
352	Land at Woolmer Hill, Haslemere, 18.69 ha, yield of 336 units	<ul style="list-style-type: none"> • Within AONB/AGLV and Countryside beyond Green Belt • Site is predominantly woodland and development would be inconsistent with 	Red

		Landscape Study <ul style="list-style-type: none"> • Within 400m of Wealden Heaths SPA • Adjacent to common land • Poor accessibility to services 	
682	West Down, Portsmouth Road, Hindhead, 0.77ha, yield of 18 units	<ul style="list-style-type: none"> • Countryside beyond Green Belt • Within AONB and AGLV • Development would be inconsistent with findings of Landscape Study • Limited attachment to settlement boundary in northern corner • Within 400m – 5km of Wealden Heaths SPA 	Red

Note: 'inconsistent with landscape study' is taken to mean that the Study indicated that there was unlikely to be any capacity for development in that area.

Of the above sites, 9 have a 'red' score from the SHLAA, indicating that they are unlikely to be suitable for future allocation for housing development for a number of reasons, including their detachment from the settlement and services, together with their landscape impacts.

A total of 4 of the above sites, including the application site, have an 'amber' score, indicating that they may be suitable for allocation. Each site has its own constraints. Of the 4 'amber' sites, the application site has the highest indicative yield of up to 150 dwellings, with the other three sites having a combined yield of 63 units. The other sites have other constraints which also must be weighed against the need to protect the AONB, and the need for housing in the Borough.

Site 664 is located within Flood Zone 3, and therefore any residential development would need to pass the Exception Test for flooding. Part of the site is Ancient Woodland, the removal of which should be exceptional. Site 79 has a business use at present, and the loss of this site for employment purposes would need to be taken into consideration. Nonetheless, it has poor access to services, occupying a relatively isolated position, and the land is potentially contaminated, which may affect the viability of any scheme for its redevelopment. Whilst site 557 is not within the AONB or AGLV and could yield 45 houses, it is not attached to the settlement, has poor access to

services generally, and the Landscape Study has indicated that development of this site would be harmful in landscape terms.

Officers are of the view that the cost of, and scope for, developing elsewhere outside the designated area, or meeting the specific need for housing in some other way is very limited in and around Haslemere.

Officers have given careful consideration to the scope and potential for development upon other sites in the Haslemere area. For the reasons given it is considered that the application site is relatively better placed to accommodate the proposed development taking into account the planning constraints of this and other sites.

Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The proposed development site comprises a parcel of land to the immediate south of the settlement boundary. Visually, the site is relatively well contained owing to the contours of surrounding land. Whilst it is acknowledged that there would be some visual impact associated within the proposed development in this location it would be mitigated to some extent by the visibility of existing housing in Sun Brow, to the north.

Land to the south rises up and away from the development, thereby limiting views from the north east. The site is well screened in that direction by the existing belt of trees/scrub to the south of the public footpath. The Council's Tree and Landscape Officer concurs with these views.

The applicants argue in their submission that in landscape terms the application site is located on the edge of and is poorly related to the wider AONB and the landscape appraisal demonstrated that the site would be able to accommodate development with minor to moderate adverse landscape impacts. They state that the proposal would bring some positive benefits to the AONB in terms of the creation of managed habitat and significant areas of new woodland planting alongside the southern site boundary. The visual appraisal, they argue, demonstrates that the site is relatively well contained visually and has the capacity to accommodate development with predominantly localised visual impacts

Waverley Borough Council has recently commissioned external consultants AMEC to carry out a Landscape Study of the countryside around the four main settlements and the 5 largest villages within Borough. This study was formally published in August 2014 and was used to inform the 2014 SHLAA.

With regards to this site (which lies within the segment identified as HE06 in the Landscape Study) it is noted that “there could be potential for development capacity in the fields to the north of the footpath due to the visibility and landscape character adjacent to the existing houses. Any development would be visually associated with the existing houses, and would have limited impact on more distant views. With the tree screening and topography, views in to the area from the north-east would be none or very limited.”

The Surrey Hills AONB Board has raised an objection to the impact of the proposals on the landscape. In particular, they raise a concern about the development proposed on the higher part of the site to the east in Parcel 2B. Whilst officers acknowledge that this area would provide some opportunities for views of the site, such views would be localised and the development would likely be read as an extension of the existing development in Sun Brow, which is still visible in the landscape when viewing from the north east. The site would be the subject of a comprehensive landscaping scheme which would moderate, over time, any residual, harmful views of the site within the landscape.

On the basis of the above assessment officers have assessed the impact of the proposed development upon the character of the AONB, in light of paragraphs 115 and 116 of the NPPF 2012 and Local Plan Policy C3.

It is acknowledged that there may be some landscape impacts; however, these would be confined to localised viewpoints and the wider integrity of the protected landscape would not be unduly harmed. Any harm would in addition be moderated by landscaping which would, over time, lessen any impact further.

The cost of, and scope for, development of the proposals elsewhere has been carefully considered. Opportunities to deliver the housing need in and around Haslemere are limited, and taking into account all other available sites, the application site is considered to be sequentially preferable to deliver the proposed development.

Highways considerations, including impact on traffic and parking

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 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 is satisfied that the Transport Assessment provides a robust and realistic assessment of the likely impact of the development on the highway network, within the context of the likely future cumulative impact of development in Haslemere.

The proposed development would generate up to 89 two-way trips in the AM peak hour per day, 86 two way trips in the PM peak hour per day, and 754 peak time trips throughout the weekday peak hour period. In terms of distribution, 49% of residential trips are likely to be along the A287 Hindhead Road, 38% along the A286 High Street, and 13% along the A286 Bell Road.

The Transport Assessment indicates that there is capacity within all but one of the nearby road junctions to continue to operate comfortably without the need for modification or improvement. The junction at Church Road with Hindhead Road would, however, need to be improved in order to accommodate the additional traffic generated by the development. The developer proposes to widen the Church Lane approach to the junction to provide two lanes. The County Highway Authority is satisfied that subject to these works taking place prior to the first occupation of the site, there would be capacity within the local highway network to accommodate the traffic generated by the proposed development.

The Transport Assessment also sets out that traffic calming measures would be implemented along Sturt Road to reduce vehicle speeds and increase safety, including widening footways. These works, together with the junction improvements set out above, would be captured through a S106 agreement, to be completed by the applicant.

The vehicular access to serve the proposed development would be taken from Sturt Road. The access would require alterations to the retaining walls along Sturt Road, and in order to accommodate adequate visibility splays, a small slither of land to the north of the site access, falling within Waverley Borough Council's ownership, would be required to be cut back. Officers are satisfied that such land could be reasonably available to the applicant, and as such are satisfied that the access could be reasonably and safely provided. The County Highway Authority has assessed this access for safety and is satisfied with its design.

In addition to highway safety and capacity concerns, the scheme must also be acceptable in terms of sustainability. The NPPF advises that plans and decisions for developments that generate a significant amount of traffic should take account of whether 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.

The applicant has agreed to provide financial contributions towards a number of transport mitigation measures to improve accessibility to the site by non-car modes in the local area, including:

- £50,000 towards pedestrian safety and capacity improvements at the Sturt Road/Liphook Road/Church Road signalised junction and the Lion Lane/Tesco Superstore junction
- £80,000 towards suitable transport infrastructure improvements at bus stops at Haslemere Railway Station, Liphook Road, Hindhead Road and the High Street;
- £15,000 Pedestrian accessibility improvements at Shepherds Hill/Lower Street and Lower Street/High Street priority junctions, and
- £10,000 towards street scape improvements on Wey Hill.

In addition, the Public Footpath to the south of the site would be upgraded to a Public Bridleway, including provision of pedestrian and cycling links between the site and the Public Footpath. It is noted that the Ramblers Association objects strongly to this part of the proposal and those comments have been carefully noted. However, Surrey County Council Rights of Way Officer is satisfied, in principle, subject to the improvements being secured by legal agreement.

It is considered that the package of mitigation measures proposed would directly mitigate the impact of traffic generated by the development, and would also provide a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development in Haslemere.

In relation to parking provision, documentation supporting this application advises that 228 vehicle parking spaces are proposed. Although these vehicle parking spaces have not been identified, the illustrative layout plan submitted with the application demonstrates that sufficient parking could be provided in line with Waverley Borough Council's adopted Guidance 2013, without being detrimental to character and appearance.

Having regard to the expert views of the County Highway Authority, the proposal is considered to be acceptable in terms of highway safety, capacity and policy considerations. Subject to a legal agreement and appropriate safeguarding conditions the proposal would not cause severe residual cumulative impact in transport terms.

Impact on visual amenity and trees

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.

The site is relatively well contained visually and would accommodate the proposed development with predominantly localised visual impacts.

There would be some adverse visual impacts on recreational opportunities afforded by the Public Footpath, but it is proposed to mitigate these impacts through additional planting.

The proposed development would largely retain and strengthen existing planting towards the peripheries of the site. The retention of established planting is important from a visual and ecological viewpoint and this approach is welcomed in the proposed landscaping scheme.

The eastern boundary of the site would retain the existing planting and it proposed to strengthen this boundary with native trees and shrubs. This

boundary would acts as a buffer to residential development, screening potential views to the east.

Space is to be provided along the southern boundary to provide a soft edge between the development and the Public Footpath. Substantial off-site planting is proposed immediately to the south of the footpath, which would protect the setting of the Public Footpath and provide a defined wooded edge to the development.

The existing hedgerow to the western boundary between the site and Sturt Farm and Sturt Barn would be retained and reinforced with native planting. Planting either side of the access road would provide screening of the development from the land to the west (along the A287), from the western end of Sun Brow and from Sturt Farm and Sturt Barn to the south, as well as providing a pleasant, verdant entrance to the development.

Northern boundary planting is proposed to provide a soft edge to the development, filtering views across the site and softening the overall impact of the built form of the development. The planting would be designed to maintain clear views to opposite slopes and skyline from properties overlooking the site along Sun Brow. A thicker belt of reinforcement planting is proposed to the north east boundary to address the identified view from lower land immediately to the north east and from elevated long views from the north.

Whilst the application is an outline application, with all matters reserved except access and landscape, illustrative layout plans and a Design and Access Statement have been submitted which provide some details.

The indicative plan gives some basic information about the parameters for development including the quantity and scale of the proposed development. Whilst this is an indicative plan, it does clearly explain how the development would fit on the site whilst providing all the additional community benefits.

The site is served from a single access point. However, the illustrative layout shows that permeability is increased for pedestrians by linking through to the Public Right of Way to the south.

The indicative layout is regimental in form and does not appear to respond to the surrounding built environment. However, Officers are satisfied that the site could accommodate a scheme which could be developed to function well, be of a high quality design, integrate well with the site and complement its surroundings so as to establish a strong sense of place.

The provision of car parking and cycle and bin storage needs to be considered so that it would not dominate the layout, and again would be considered in greater detail at a reserved matters stage if outline permission were to be granted.

In terms of the scale and height of the proposed development, officers note that the area is dominated primarily by two storey properties.

It is noted from the proposal would reflect this established scale of built form and the documents supporting this application have appropriately identified the areas of lower ground levels where 1.5m height properties could be accommodated.

The Haslemere Design Statement was adopted in 2012. Whilst the Design Statement was unlikely to have covered schemes such as this, there are some key principles which are relevant.

The need for new development to have regard to the traditional character of the village is a key principle; whilst the application is in outline only, with all matters reserved, it is considered that the indicative plans which show the character areas strongly exhibit an understanding of the village and transition to the countryside. More detailed analysis should be provided at the reserved matters stage, if outline permission were to be granted.

Although in outline with all matters reserved except access and landscaping, Officers considered that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would function well, be of a high quality design, which would integrate well with the site and complement its surroundings so as to establish a strong sense of place.

Officers consider that the proposal would be in accordance with Policies D1 and D4 of the Waverley Local Plan and guidance contained within the NPPF.

Whilst the indicative layout demonstrate that an appropriate residential scheme could be accommodated on the site, it is concluded that the proposed development would result in material harm to visual amenity by virtue of the urbanising effect on the character of the area. This harm must be balanced against any benefits of the scheme, taking into account the mitigation that could be secured through condition, if permission is granted.

The indicative layout appears to show reasonable respect for the existing tree belts and landscape connectivity could be achieved within a design for the number of dwellings proposed. Only one vehicle access is proposed and this appears to be feasible (if carefully positioned) with limited impact on roadside oaks either side.

Tree and hedgerow loss/diminution associated with the development would be principally limited to the removal of trees for the access creations. This impact would be relatively low and could be mitigated with appropriate consideration of levels and engineering requirements and tree and hedgerow planting/enhancement measures.

There are concerns that the excavation works on the site to provide level ground for the proposed development could impact detrimentally upon the root systems of the mature trees to be retained as part of the scheme.

However, the Council's Tree and Landscape Officer has recommended a number of conditions to cover issues to be dealt with in a reserved matters application in the event the permission is granted. Officers consider that the proposal, subject to conditions, would preserve important trees and hedgerows.

Officers consider that the proposal would be in accordance with Policies D6 and D7 of the Waverley Local Plan and guidance contained within the NPPF.

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.

The nearest neighbours lie along the ridge to the north and west of the site in Sunbrow, Foundry Lane and Longdene Road and at Sturt Farm Barn, Sturt Farm and Upper Barn which would be adjacent to the access and the upgraded footway.

The layout plan is only indicative at this stage, but given the proximity of the proposed dwellings from the boundaries with the nearest neighbouring properties to the north and west, the fact that the site would be at a lower level to the majority of these properties and the presence of existing and proposed screening, it is considered that the proposal would not result in any detrimental loss of light or privacy to these properties.

In terms of the impact upon the properties at Sturt Farm and Sturt Farm Barn, which would be adjacent to the proposed new access road, it is considered that there may be some impact upon these properties in terms of noise and

disturbance. Whilst the built form of Sturt Farm and Sturt Farm Barn would be 14.0 metres from this shared access, to ensure that the proposal would not detrimentally affect the current levels of amenity the occupiers of these properties enjoy, it is considered reasonable to include a condition to secure acoustic fencing along the north boundary of Sturt Farm and Sturt Farm Barn.

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 would be minimised through the requirements of planning conditions, if outline permission is granted.

Although in outline with all matters reserved, Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of amenity for future and existing occupiers. Officers consider that the proposal would be in accordance with Policies D1 and D4 of the Waverley Local Plan and guidance contained within the NPPF.

Heritage Impacts

The statutory test for the assessment of proposals affecting listed buildings and their settings is contained in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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.

Policy HE3 of the Local Plan 2002 state that development should preserve or enhance the character and setting of Listed Buildings and Buildings of Local Merit.

Policy HE3 outlines that where development is proposed that will affect a listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing.

In this instance, consideration is given to the impact of the proposal on the setting and special architectural merits of the adjacent Grade II Listed Buildings (Sturt Farmhouse, Upper Barn, Granary and shed to south of Sturt Farmhouse) and the Buildings of Local Merit (Sturt Farm Barn) in accordance with Local Plan Policy HE3.

Paragraph 128 of the NPPF states that ‘Local Planning Authorities should require and applicant to describe the significance of any heritage assets affected, including any contribution made to 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’.

Paragraph 129 of the NPPF states that ‘Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

The definition of ‘heritage asset’ in the NPPF includes listed and locally listed buildings. The site lies adjacent to Listed Buildings and a Building of Local Merit which are considered to be designated heritage assets.

The NPPF defines ‘significance’ as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic. Significance derives not only from a heritage assets physical presence, but also from its setting.

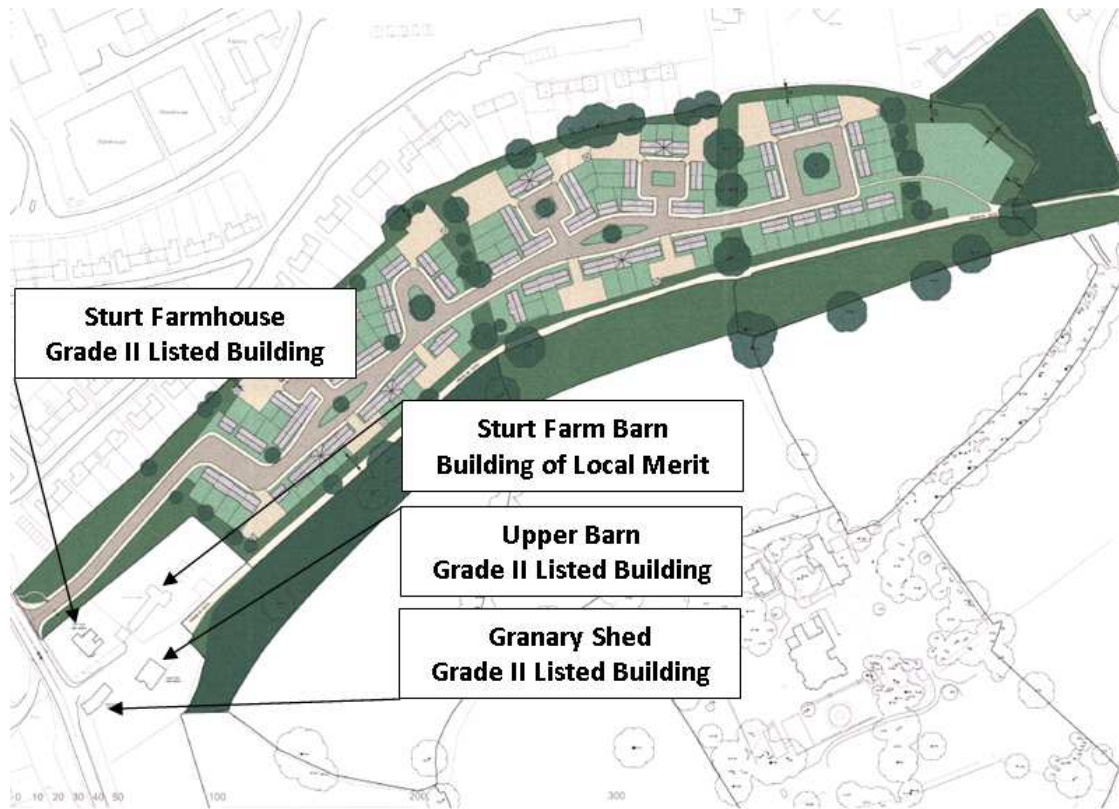
Paragraph 133 states that ‘Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Policy HE9.4 of the Practice Guidance to PPS5 states that where a proposal has a harmful impact on the significance of a designated heritage asset, which is less than substantial harm, LPAs should a) weigh the public benefit of the

proposal, e.g. it helps to secure the optimum viable use of the heritage asset in the interests of its long term protection, against the harm caused by the development, and b) recognise that the greater the harm to the significance, the greater the justification will be needed for any loss. This test has been carried forward into paragraphs 132-134 of the NPPF 2012.

Location of Listed Buildings and Building of Local Interest



The significance of Sturt Farm and its agricultural buildings lie in the survival of the complex and the continued opportunities to recognise, understand and appreciate the agricultural character of the collection of historic buildings and their spatial arrangement.

Despite the separation of ownership of the buildings and the conversion of the agricultural buildings to domestic use, the arrangement and its relationship with the land continues to be perceptible. The farm complex and its immediate setting are in contrast to the suburban arranged development to the north and west.

The significance of the farm lies in the fact it is separate from this later residential development and acts as a reminder of the historic relationship between the town of Haslemere and the surrounding countryside.

The type of dwellings and their functions do contrast between settlement and countryside. The essential characteristic is the dispersed nature of rural farm dwellings and a close spatial relationship with their associated ancillary buildings. The survival of Sturt Farm spatially separate from the residential development is important in retaining its significance.

The proposal has been assessed by the Council's Historic Building Officer. Taking these views into account, Officers are concerned that the proposal would fail to preserve the setting and cause harm to Sturt Farmhouse, Upper

Barn, Granary, the shed to south of Sturt Farmhouse and Sturt Farm Barn. Officers are concerned that the access to the site would cause harm to the setting of these buildings. The requirement to adhere to highways regulation means it will appear as a suburban junction.

Moreover, the wide entrance splays that interfere with the street frontage of the farmhouse and its perceived position in the open countryside. The increase suburban of this area would have a harmful impact on the setting of the Listed Building. This would be exacerbated by the fact that the existing access to the historic farm buildings also has a wide splay. The result would be that the Sturt Farm House would appear as an island between the two access roads.

The Council's Historic Building Officer concludes that the proposal would cause less than substantial harm in relation to its impact on the heritage assets.

Officers advise that following the Court of Appeal in East Northamptonshire, the duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is afforded considerable importance and weight.

Officers are of the view taking into account the expert views of the Council's Historic Buildings Officer, that less than substantial harm would be created by the proposal. In line with the guidance of the Framework, the tests of paragraph 134 should therefore be applied in the assessment of the proposals.

Paragraph 134 of the NPPF 2012 outlines that in considering development that may result in less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including the possibility of securing its optimal viable use. Only where the benefits are found to outweigh the harm to the designated heritage asset should the development be approved. The test in respect of Buildings of Local Merit in respect of paragraph 135 of the NPPF is also relevant.

Officers are therefore of the view that there would be some harm to the setting of the heritage asset as a result of the proposals and therefore cannot be said to meet the statutory tests of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of preserving or enhancing the heritage asset and its setting.

However, in the view of officers, having regard to the assessment of the significance and value of the heritage asset, such harm would be less than substantial.

The statutory test has been afforded significant importance and weight by officers in line with the East Northamptonshire Court of Appeal judgement.

However, the view of the Council's Historic Buildings Officer, is that in this instance, less than substantial harm would be created from the proposal. It is considered that there would be significant public benefits arising from the scheme which include the provision of a significant contribution of housing would outweigh the less than substantial harm caused to the heritage assets on this occasion.

Provision of Amenity and Play 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 indicative scheme identifies provision of two LAPS, one LEAP and a wild flower/meadow, all of which would be provided within a reasonable walking distance of the proposed dwellings.

A LAP comprises a small area within 1 minute walking time from home for children up to 6 years of age. These have no play equipment but provision is made for low key games such as hopscotch or play with small toys. Seating for carers should be provided.

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.

Whilst it is considered that the design and positioning of the proposed LAP and LEAP could be enhanced, Officers consider that sufficient evidence has

been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of play space for the future community.

The provision of areas of open public space in the layout would contribute to creating the sense of place and character of the area. A key feature of the scheme is the use of the natural green area to the north west of the site, which incorporates nature into recreation. This is considered to be a positive element of the scheme.

The plans show an indicative layout which indicates that individual garden sizes would be appropriate.

The proposal is considered to be in accordance with Policy H10 of the Local Plan and the guidance of the NPPF 2012.

Air quality

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.

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 Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of *inter alia* (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances; In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular *inter alia* (a) development, which may have a

materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution, will not be permitted.

There is no Air Quality Management Area in Haslemere. However, the impact on air quality remains an important material consideration. The proposed site introduces a new exposure into an area of acceptable air quality, with pollutant concentrations below the national air quality objectives (legislative limits) even close to busy roads where the impacts of traffic emissions are greatest.

The proposed development will lead to an increase in traffic on the local roads, which may impact on air quality at existing residential properties. The new residential properties will also be subject to the impacts of road traffic emissions from the adjacent road network. The main pollutants of concern relating to traffic emissions are nitrogen dioxide and fine particle matter.

The site is also located approximately 150, south of the Portsmouth direct railway line. The main air pollutant of concern related to rail emissions is nitrogen dioxide, although this line is electrified and as such will have very few diesel trains using it.

There is also the potential for construction activities to impact upon both existing and new properties. The main pollutants related to construction activities are dust and fine particle matter.

(i) Road Traffic and Railway Impacts

The Air Quality Assessment carried out by Air Quality Consultant Ltd (Chapter 12 of the Environmental Statement) submitted in support of this application concludes that the proposed development will only increase traffic on local roads by a small amount that would be below the threshold defined in the EPUK guidance. Furthermore, DEFRA guidance outlines that distance criterion for assessing emissions for diesel and steam locomotives is 15 m for stationary locomotives and 30 metres for moving locomotives. Notwithstanding that the railway line is over 150m from the site, the line is electrified meaning that few diesel trains will actually use it.

Therefore the air quality impacts of the development relating to road traffic can be considered to be insignificant. Given that the assessment has demonstrated that the scheme would not cause any exceedances of air quality objectives, no mitigation measures in this respect are being put forward for the scheme.

(ii) Construction Impacts

There are approximately 40 residential dwellings within 20 metres of the development site boundary and a further 20 properties within 50 metres.

The Air Quality Assessment has advised that there is no required demolition on site. Whilst much of the site will be subject to earthworks, this would involve the removal, storage and replacement of subsoil, which would be largely damp and not prone to creating dust. The dust emission class for earthworks is considered to be medium.

Dust will arise from vehicles travelling over unpaved ground, the handling and storage of dusty materials and the cutting of concrete. The dust emission class for the construction is considered to be medium.

Whilst the number of vehicles accessing the site, which may track dust and dirt is not expected to be particularly large, given the size of the site. There are approximately 50 residential dwellings within 50 metres of the public highway within 200m of the site entrance/exit. The dust emission class for the construction is considered to be medium.

The Air Quality Assessment advises that it will be necessary to apply a package of mitigation measures to minimise dust emission associated with the construction works.

The Council's Air Quality Officer has considered the information submitted in the Air Quality Assessment. In noting the road traffic impacts, the Council's Air Quality Officer considered that the low percentage in vehicles movements are considered unlikely to be realistic, as occupants are likely to commute to their work and educational destinations. Given that the highest emissions affecting air quality is related directly to diesel cars, mitigation measures will be required to offset the additional development

The Council's Air Quality Officer has raised concerns in respect of potential impact on air quality arising from the potential emissions during the construction phase of the project, affecting existing receptors in the through potential dust emissions and by increased traffic to the site during development.

It should be noted that the impact of dust and emissions from construction could have a significant impact on local air quality. As there is no safe level of exposure, all reduction in emissions will be beneficial.

The Council's Air Quality Officer therefore considers that, if outline permission is granted, there is a requirement for robust mitigation measures to be in place

to protect the air quality for the nearby receptors if permission is granted. These would minimise increased exposure to existing poor air quality, reduce emissions for construction phases and aim to be 'air quality neutral' and not lead to further deterioration of existing air quality. Recommendations made by the Council's Air Quality Officer include a scheme detailing the provision of Electrical Vehicle Charging Points, to secure cycle storage and a Site Management Plan for the suppression of emissions during construction works.

In light of the Air Quality Assessment carried out by Air Quality Consultant Ltd submitted and the conclusions of the Council's Air Quality Officer, it is considered that, subject to suitable mitigation measures, particularly throughout the construction stage, the impact on air quality from the proposed development would be acceptable.

Flood Risk and Drainage considerations

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. 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, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant.

The application site, including the access, fall wholly within Flood Zone 1. Therefore, it is not necessary to consider the sequential or exception tests in this instance.

However, the application relates to a major development and the site area exceeds 1ha in site area. Therefore a site specific flood risk assessment (FRA) is required.

The proposed development would include a number of environmental factors which would require consideration in relation to flood risk, including a significant increase in hard standing across the site, the impact of the development on water quality, disposal of surface water run-off and foul drainage, potential fluvial flooding and overland flows off the site and upstream.

The FRA outlines that the site has less than a 0.1% or 1 in 1,000 year annual probability of fluvial flooding, which is within acceptable limits for fluvial flooding.

However, the site lies within a groundwater source protection zone, with the groundwater vulnerability zone being classified as a Major Aquifer High. This aquifer provides a potable water source, which runs under the site and feeds a potable water pump station approximately 150m from the site. The shallow groundwater in the area, however, means that hydrocarbon and sewage discharges near ground level and/or disturbance during construction could quickly be transmitted to the local source of drinking water.

The FRA therefore outlines that surface water infiltration from roads and hard standings would be disposed of off-site via a sewer. Thames Water has confirmed that, subject to details being submitted prior to the commencement of development to ensure this source is not detrimentally affected by the proposed development, both during construction and occupation of the site, no objection should be raised to the proposal in terms of groundwater infiltration.

The Environment Agency has commented on the proposals and considers that the applicant has met the minimum requirements of the NPPF in terms of assessing all the likely flood risks for the proposed development. Pre-commencement conditions are recommended in respect of a surface water drainage strategy, foul water drainage strategy and construction management plan. In addition, a condition is recommended to restrict ground water infiltration.

Having regard to the submitted flood risk assessment, together with the comments and recommended conditions from the Environment Agency and Thames Water it is considered that the proposal has adequately addressed flood risk and drainage issues in accordance with the NPPF 2012.

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 where construction activities have the potential to cause adverse effects on buried archaeological remains, a programme of archaeological investigation/recording will be implemented, to be agreed with the County Archaeologist before work commences in the form of a Written Scheme of Investigation.

The County Archaeologist has considered the information put forward by the applicant and raises no objection subject to the imposition of a condition to secure a Written Scheme of Investigation, if outline permission is granted.

The impact on archaeological interests can 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.

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.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

To this end, planning policies and decisions should aim to achieve places which promote *inter alia* safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

The proposal is for outline planning permission and the detailed layout and design of the development will be addressed in the reserved matters application. Having regard to the illustrative layout it is concluded that the proposed development could be designed to minimise opportunities for, and perception of, crime.

The Crime Prevention Design Advisor has assessed plans and details submitted in support of the proposal and has made the following comments.

The indicative proposed residential layout generally follows best practice in terms of reducing crime through design. The site is in a rural location and therefore a balance must be struck in terms of lighting of open spaces in the development, to ensure that the development provides an atmosphere in which users feel safe but also maintains the character of the countryside. Additionally, a balance must be struck between providing landscaping which provides visual interest and contributes to the character and quality of the area and maintaining an open aspect of all parts of the development to ensure natural surveillance.

The specific comments of the Crime Prevention Design Advisor in terms of the isolated court yard parking design have been taken into account. There appears to be limited natural surveillance in these areas of parking due to the proposed layout. However, a balance must also be struck in terms of car parking and due to the high level of car ownership in Waverley it is necessary to provide a significant level of parking. It is considered that this specific issue could be addressed at the detailed design stage by ensuring that windows in the dwellings proposed in the vicinity of these car parks provide a good level of natural surveillance.

The comments from the Crime Prevention Design Advisor in terms of the lighting to the Courtyard Parking and recreational areas could be controlled through any subsequent reserved matters application, if permission is granted.

On balance, 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 and the Crime and Disorder Act 1998.

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. At the time of the previous application, guidance upon the content of legal agreements was provided by Circular 05/05. This has now been cancelled. 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.

The Council adopted a SPD on Infrastructure Contributions in April 2008. The policy requires developments which result in a net increase in dwellings to contribute towards infrastructure improvements in the Borough. This is the starting point for calculating the contribution.

The SPD sets out the basis for calculating the formulae and standard charges relating to the amount of contribution required for each development.

The application proposes the erection of 135 dwellings (the housing mix is set out in the section of this report titled ‘Proposal’), of which 82 would be private market housing. The Council’s SPD indicates that this level of housing would require a financial contribution. Additionally, bespoke highway improvements are required, as follows:

Education (Primary)	£171,663.15
Libraries	£15,062.24
Playing Pitches	£40,111.40
Equipped and Casual Playspace	£30,057.75

Sports/Leisure Centres	£53,372.72
Community Facilities	£24,558.00
Recycling	£5,402.76
Environmental Improvements	£24,558.00

Additional works to the public highway, which would be controlled through a s.278 agreement are as follows:

Prior to commencement of Development:	the proposed vehicular access to Sturt Road shall be constructed in general accordance with FMW Consultancy's Drawing No. 'Plan 9.1' and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently retained to the satisfaction of the Local Planning Authority
Prior to first occupation of the development	The applicant shall provide a traffic calming/management scheme on Sturt Road, between the Sturt Road/Camelsdale/Bell Road priority junction and the Sturt Road/Liphook Road/Church Road signalised junction, in general accordance with FMW Consultancy's Drawing Nos. SK 05, SK 06 and SK 07, and subject to the Highway Authority's technical and safety requirements.
Prior to first occupation of the development	The applicant shall construct the Church Road/Hindhead Road junction improvement scheme, in general accordance with FMW Consultancy's Drawing No. 'Plan 7.1' and subject to the Highway Authority's technical and safety requirements..
Prior to first occupation of the 70 th residential dwelling	<p>The applicant shall construct bus stop infrastructure and pedestrian accessibility improvements at the following locations, in accordance with a scheme to be submitted to and agreed in writing with the County Council.</p> <ul style="list-style-type: none"> (iv) Haslemere Railway Station (v) Liphook Road (vi) Hindhead Road <p>The works shall comprise raising kerbing at bus stops and footway/crossing improvements to improve accessibility between the development and the bus stops. The works shall be subject to the Highway Authority's technical and safety requirements.</p>

It is important to note that the infrastructure contributions have been calculated on the basis of 82 market houses being provided and 53 affordable units.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure the relevant contributions. As of yet, a signed and completed legal agreement has not been received. However, it is envisaged that an agreement will be provided by the applicant. This matter is addressed in the Officer recommendation. Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions it is concluded that the proposal has adequately mitigated for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF is regards to infrastructure provision.

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 £ 195,750) 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.

Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. This said, the applicant has indicated as part of their Design and Access Statement that the overall aim is to achieve at least a Level 4 rating under the Code for Sustainable Homes.

It is also intended to use locally sourced materials and use energy and water efficient fixtures and fittings. The lack of any policy backing in this regard, however, prevents conditions being added to require this.

Biodiversity and compliance with Habitat Regulations 2010

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.

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 ecological implications of the development must be considered in terms of both on-site ecology, and whether there would be a likely significant effect upon the Wealden Heaths II SPA. Each of these issues is dealt with in turn below.

i. Ecology

Ecology surveys have been submitted with the application, including a phase 1 habitat survey which was updated in June 2013, badger surveys, dormouse surveys, reptile surveys and bats surveys.

No badgers setts or dormice have been recorded on the site. Four trees to be retained have been recorded to have bat potential and some common species of bat have been recorded foraging along the hedgerows and the edges of the woodland. It is proposed to retain and enhance these areas.

In 2013 a low population of Slow worms were found on the site. The legislation relevant to Slow worms protects the species but not their habitat. It is proposed to relocate the Slow worms to a suitable habitat.

Surrey Wildlife Trust have assessed the Ecological surveys submitted and the proposed mitigation measures and has raised no objections to the proposals subject to the applicant carrying out all the recommended actions in the Mitigation Measures section of the ecology section of the Environmental Statement, including the biodiversity enhancements as detailed.

In addition Surrey Wildlife Trust advise that all reptiles should be retained in the locality of the site, which would require a suitable area of land conserved for reptiles and for other species, that any external lighting shall be suitable shaded and directed to avoid illumination of the boundary habitat and bat foraging areas and that the applicant should provide a Landscape and Ecology Management Plan for the public spaces of the site. If approved, it is recommended that these details could be requested by condition.

ii. Effect upon the Wealden Heaths II SPA

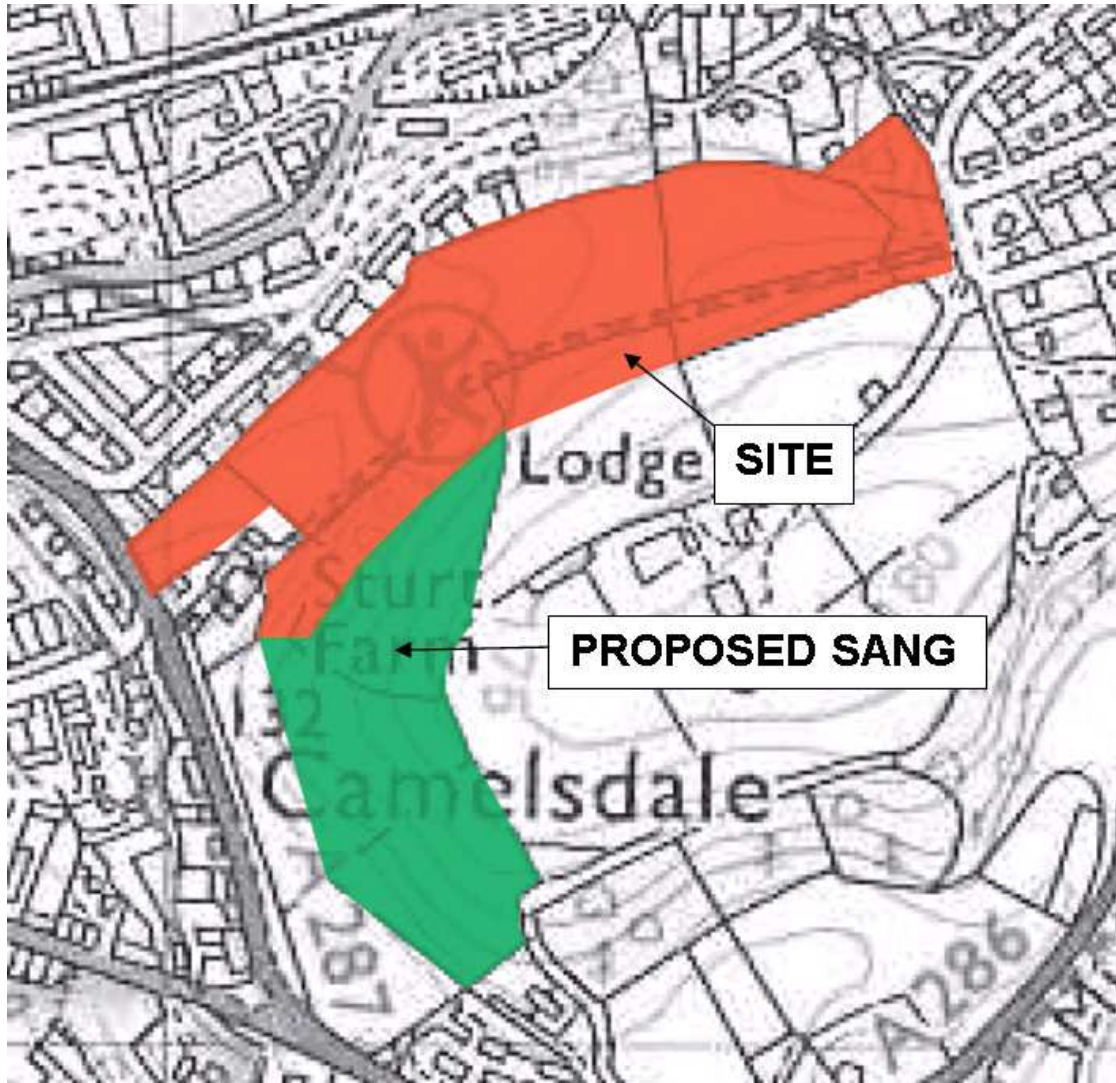
The site lies within the 5km buffer zone for the Wealden Heaths II Special Protection Area (SPA). Natural England has commented that the site lies within 1.9km of the Wealden Heaths II SPA and that the proposal has the potential to affect its interest features.

Whilst the proposals include some on-site green space to provide immediate recreation opportunities for new residents, it is considered, taking into account the expert opinion of Natural England, that this space is not of sufficient quality to avoid a likely significant effect from increased recreational disturbance to the SPA. The open space is significantly constrained and proposed to be used for specific recreational purposes, namely as a children's play space. This would lead to limited opportunity for dog-walkers and the proposed open space would not be semi-natural. It is therefore considered that the proposed recreational green-space on-site would not likely attract walkers away from the SPA.

In order to avoid this likely significant effect through increased recreational pressure on the SPA, Suitable Alternative Green Space (SANG) would be required to be provided by the proposal. The applicant is therefore proposing land to the south of the application site to be given over for use as SANG.

This land does not fall within the red application site line, but is within the blue site line, meaning it is within the applicant's ownership and control.

Land proposed as SANG



The SANG must meet specific requirements, as set out by Natural England to adequately avoid any likely significant effect upon the SPA. These criteria include:

- For all sites larger than 4ha, there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA.
- It should be possible to complete a circular walk of 2.3-2.5km around the SANG.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use that the SANG is intended to cater for.
- The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s

- All SANG with car parks must have a circular walk which starts and finishes at the car park.
- SANGs must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.
- All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANG must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

The SANG would be accessible on foot from the development, with a number of access points proposed to the east of the application site, across the public footpath and into the SANG site. A car park is not required, given that the SANG area does not exceed 10ha, but officers note that there are opportunities for on-street parking nearby along Sturt Road. The Guidance from Natural England indicates that the SANG would not have to be heathland, but would need to be semi-natural in appearance. The land is currently tussocky grass land with areas of scattered and dense scrub, which would offer a semi-natural experience for visitors. Grass pathways would be provided, together with modest way markers and information boards.

It is proposed that the SANG land would be managed by the Land Trust, which is an independent charitable trust which manages public open spaces. The Land Trust currently manages 110 hectares of SANG land at the Wellesley Woodland Aldershot Urban Extension in Aldershot, which delivers recreational infrastructure to mitigate the likely significant effect upon the Thames Basin Heaths SPA arising from the Aldershot Urban Extension in the neighbouring borough of Rushmoor.

Officers are therefore satisfied that the Land Trust is a suitable body to which the SANG land could be entrusted for management in perpetuity, in order to effectively mitigate the likely significant effect upon the SPA

The applicant is proposing to undertake initial capital works to bring the land into use as SANG, comprising:

Interpretation Boards – x 3

Way Markers – x 18

Fencing – 900m
Kissing Gates – x 2
Benches – x 2
Dog Litter Bins – x 2

The land would then be managed in perpetuity by the Land Trust by way of a long lease, together with an endowment payment of £287,000 (including VAT). This money would then be used by the Land Trust for maintenance of the SANG including cutting back of scrub vegetation, cutting of grassland, emptying of dog waste bins and any capital remedial works which arise, such as replacement/repair of pathways, way markers etc. The Council would retain a monitoring fee of £10,000 to monitor the condition of the SANG and ensure compliance by the Land Trust with its obligation. These details are set out in a Management Plan 'Proposals for the Delivery of an area of Suitable Alternative Natural Greenspace (SANG)' dated December 2014 by Ecology Solutions Ltd.

The legal agreement would also require the development to secure any necessary planning permission for change of use/advertisement consent and construct the SANG prior to the occupation of the first unit. A planning condition would be appropriate to ensure the submission and approval of SANG monitoring arrangement by the Council, if permission is granted.

Natural England has reviewed this proposal and confirms that it would meet the criteria for constituting SANG. The land is approximately 3.53 hectares in size, and would meet, and exceed, the criteria of providing 8ha of land for every 1,000 population, based on a standard occupancy rate of 2.4 persons per dwelling.

Therefore, subject to the applicant completing a legal agreement to secure the management of the SANG in perpetuity by the Land Trust, officers are satisfied that the proposal would satisfactorily avoid the effect of the development upon the Wealden Heaths II SPA and would comply with Local Plan Policy D5, the NPPF 2012 and the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

Officers have considered whether an appropriate assessment under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 ("the Habitat Regs") might be required. Under Regulation 61 the Council, as the competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which:

- a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- b) is not directly connected with or necessary to the management of that site

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

The proposal would avoid a likely significant effect by virtue of the provision of SANG which meets the objectives set out by Natural England. As such it is considered that there would not be a likely significant effect upon a European site and an appropriate assessment is therefore not required.

Health and wellbeing

Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The NPPG sets out that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;
- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to

healthier food, high quality open spaces and opportunities for play, sport and recreation);

- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The provision of open space in the scheme is considered to be positive in terms of the health and well being of future residents and also existing residents near the site. Additionally, the risk of pollution is minimised through the suggested mitigation measures

The Council has sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey. At the time of writing the report the comments of these consultees have not been received. Any views received will be reported orally to the meeting.

Nonetheless, officers are satisfied that the scheme makes provision for access for the whole community and that any environmental hazards arising from the development will be minimised or sufficiently mitigated.

Officers conclude that the proposed development would ensure that health and wellbeing, and health infrastructure have been suitably addressed in the application.

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

Thames Water has highlighted the presence of a ground water protection zone and aquifers below the site, which are used for potable water sources for public supply. The groundwater in the area is shallow, which means that hydrocarbon and sewage discharges near ground level and/or disturbance during construction could be transmitted to the local source of drinking water.

However, Thames Water has confirmed that this is not an uncommon situation, and that subject to suitable conditions, the water source could be protected whilst also allowing the development to proceed. The applicant has provided a briefing note, setting out three possible options for the protection of the aquifer and ground water during construction. Both Thames Water and the Environment Agency are satisfied that, subject to conditions, no groundwater pollution would occur as a result of the proposals, either during construction or occupation.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access.

Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted.

From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Issues raised by third parties

A number of concerns have been highlighted in third party representations. These comments have been very carefully considered by officers.

The majority of the concerns relate to the impact on the countryside, concerns that Haslemere cannot accommodate this level of growth in terms of infrastructure, concerns regarding traffic and congestion and concerns

regarding flooding. The report addresses many of these issues, however, in addition, the following response is offered:

- The Local Plan and Haslemere Neighbourhood Plan are both at early stages. The advice from Government sets out that 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. Therefore, Officers conclude that the application could not reasonably be refused on the basis of prematurity.
- The site is in the Countryside Beyond the Green Belt and there would be an adverse impact on the intrinsic character of the countryside. However, this issue must be balanced against the immediate requirement for a significant increase in housing supply and the lack of a five year housing supply.
- The concerns regarding flooding have been carefully considered. The site, historically, has not flooded the both Thames Water and the Environment Agency have reviewed the application documents from a technical point of view and has raised no objection to the proposed drainage, subject to conditions. Therefore, Officers advise that a refusal on technical grounds of flooding could not reasonably be substantiated.
- The County Highway Authority has reviewed the proposed development, including a detailed assessment of the impact on the local highway network and the existing junctions. The County Highway Authority has not raised objection in terms of the proposed development. Therefore, Officers advise that an objection on technical highway safety and capacity grounds could not reasonably be substantiated.

Article 2(3) Development Management Procedure (Amendment) Order 2012
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:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- 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.

Cumulative / in combination effects

It is important that the cumulative effect of the proposed development and any other committed developments (i.e. schemes with planning permission, (taking into consideration impacts at both the construction and operational phases), or those identified in local planning policy documents) in the area are considered.

Cumulative effects comprise the combined effects of reasonably foreseeable changes arising from the development and other development within a specific geographical area and over a certain period of time. The significance of cumulative impacts needs to be assessed in the context of characteristics of the existing environment. This is to ensure that all of the developments:

- Are mutually compatible; and
- Remain within the environmental capacity of the area and its environs.

There are no schemes of a significant scale within the surrounding area. As such, the proposed development would not cause cumulative harm to the character and amenity of the area.

Conclusion/ planning judgement

The application is for outline planning permission with all matters reserved except means of access and landscape. Therefore, the detail of the reserved matters scheme will be critical to ensure that the proposed development is acceptable in planning terms.

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The site is located in the Countryside Beyond the Green Belt and as such the development would encroach into the countryside. The Council's preference would be for previously developed land to be developed prior to green field sites.

However, the Council cannot currently identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. This is a material consideration of significant weight in this assessment.

The proposal constitutes a major development within the AONB. Whilst the proposal would retain important landscape features on the site, the proposal would cause some detrimental landscape impact as a consequence of its significant urbanising effect. However, these would be confined to localised viewpoints and the wider integrity of the projected landscape would not be unduly harmed. The development of this site of housing is a significant public benefit and, as such, it is considered that there are exceptional circumstances in this case to justify this development within the AONB.

The proposal would not result in the loss or alienation of the best and most versatile agricultural land, and would not result in the fragmentation of an agricultural holding so as to seriously undermine the economic viability of the remaining holding.

The scheme would result in an increase in traffic movements. However, the County Highway Authority has assessed the Transport Assessment submitted and concludes that the access and highway improvements put forward would be sufficient to accommodate this increase in traffic.

The proposal has demonstrated, subject to control by way of planning conditions that in terms of flood risk the development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere.

The scheme would deliver a substantial level of both market and affordable housing, which would contribute significantly towards housing in the Borough. Furthermore, the proposal would provide for onsite affordable housing, an important consideration which weighs in favour of the scheme.

The ES has enabled officers to fully understand the likely significant effects of the proposal. Subject to the mitigation measures proposed, the proposal would not have an unacceptable significant environmental effect.

The proposal includes provision for a SANG intended to avoid any likely significant effects upon the Wealden Heaths SPA. This proposal is considered to satisfactorily address the requirement of the Habitat Regulations and planning policy in this respect.

The proposal would cause less than substantial harm to the significance of designated heritage assets (including statutory Listed Building and Building of Local Merit). However, this harm is considered to be outweighed by the public benefits of the proposal namely the significant delivery of housing that this scheme would achieved.

The scheme would provide a range of proposed mitigation measures and community benefits set out in the report, which weigh in favour of the proposal.

Having regard to the immediate need for additional housing and the lack of alternative deliverable sites to achieve the level of housing that is required, it is considered that the benefits achieved the scheme, primarily the significant delivery of housing, would significantly and demonstrably outweigh the adverse impact on the character of the Countryside Beyond the Green Belt and AONB when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF

Officers consider therefore that this scheme could be supported subject to the inclusion of appropriate conditions and the conclusion of the appropriate legal agreement.

Recommendation

That, subject to the completion of a S106 agreement to secure the management of SANG land in perpetuity by the Land Trust, provision of affordable housing, highway and transport improvements, sustainable transport measures, a travel plan, upgrade of the existing footpath to a Public Bridleway, community facilities, drainage improvements, education, libraries, playing pitches, play space, open space, sports/leisure centres, recycling and other environmental improvements and for the setting up of a Management Company and to require the applicant to first secure any necessary planning permission or advertisement consent for the SANG and subject to conditions, permission be GRANTED

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; and
3. 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 Location Plan SLP1 at Scale 1:1000; Site Layout Plan 1880-SP-03 at Scale 1:750, Plan of Primary Tier Fixed Elements 1027.07F at Scale 1:750 and Proposed Site Access Arrangement Plan 9.1 at Scale 1:500. 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

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 by the applicant and approved in writing by the Local Planning Authority.

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in

order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.

5. Condition

The development shall be carried out in strict accordance with the recommendations, including the biodiversity enhancements, set out in the 'Mitigation Measures' section of the Ecology section of the Environmental Statement by Concise Construction Ltd dated May 2014, as amended by additional EIA information received 08/08/2014, and additional information and e-mails received 27/12/2014, 23/12/2014, 11/12/2014, 04/11/2014, 15/10/2014, 08/10/2014, 07/10/2014, 06/10/2014 and 03/10/2014).

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

6. Condition

Prior to the commencement of works, a Construction Environmental Management Plan, to control the environmental effects of the construction work, shall first be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise;
- (ii) control of dust, smell and other effluvia;
- (iii) control of surface water run off;
- (iv) proposed method of piling for foundations;
- (v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site;
- (vi) hours of working.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition

Prior to the commencement of development on site, a surface water drainage scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. No infiltration of surface water into the ground shall

be permitted. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

8. Condition

Prior to the commencement of development on the site, a foul water drainage scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012..

9. Condition

If contamination is found to be present on the site, works shall cease and a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

10. Condition

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The development shall be carried out in full accordance with the approved details.

Reason

The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with

Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

11. Condition

Development should not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in full accordance with the approved details.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan and the NPPF.

12. Condition

Development shall not commence until a pollution prevention strategy has been submitted to and approved in writing by the local Planning Authority in consultation with Thames Water. The strategy should detail the control measures used to minimise the impact of the development proposal to the local ground water both during and after construction. The development shall be carried out in full accordance with the approved details.

Reason

In order to protect the shallow groundwater in the area and Potable waste abstraction in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF.

13. Condition

Prior to the commencement of development, a Landscape and Ecology Management Plan, relating to the public spaces within the site, shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In the interests of the character and ecological amenities of the site in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

14. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any other Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouses hereby permitted or within their curtilage, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with Policy D3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

16. Condition

Prior to the commencement of any development, details shall first be submitted to and approved in writing by the Local Planning Authority of a Programme of Phased Implementation for the permission hereby granted. The development shall thereafter be carried out in accordance with the agreed Phasing Programme unless otherwise first agreed in writing by the Local Planning Authority. The phasing plan shall indicate the timing of construction of the scheme phases, including the provision of associated external works (such as parking and landscaped areas), commensurate with the phases and associated areas/uses being brought into use. The development shall be carried out in full accordance with the approved phasing plan, unless otherwise in writing by the Local Planning Authority.

Reason

To ensure the proper and effective development of the site in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

The development hereby approved shall not be commenced unless and until a scheme for upgrading Public Footpath No.35 to a Public Bridleway is submitted to and approved in writing by the Local Planning Authority, in consultation with the County Highway Authority. The scheme shall include provision of pedestrian and cycling links between the site and Public Footpath No.35. Prior to the first occupation of the development, the applicant shall undertake the Public Bridleway upgrade in accordance with the County Highway Authority's technical requirements. The development shall be carried out in complete accordance with the approved details.

Reason

In order to secure improvements to the public footpath and bridleway network and for its users, in accordance with Policies M1, M2 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

18. 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy M2 of the Waverley Borough Local Plan 2002.

19. Condition

No development shall commence until a Construction Transport Management Plan, in general accordance with the FMW Consultancy's 'Framework Construction Management Plan' dated October 2014, 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) vehicle routing;
- (g) HGV deliveries and hours of operation;
- (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 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 M2 of the Waverley Borough Local Plan 2002.

20. 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, so far as is reasonably practicable to 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy M2 of the Waverley Borough Local Plan 2002.

21. 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 County Highway Authority for:

- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/outbuilding;
- (b) Providing safe routes for pedestrians/cyclists to travel within the development site;
- (c) Electric Vehicle charging points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012.

The development shall be carried out in full accordance with the approved details.

Reason

In order to encourage more sustainable means of transport and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2012.

22. Condition

Prior to the commencement of development, a Travel Plan shall be submitted to and for the written approval of the Local Planning Authority, in accordance with the sustainable development aims and objectives of the NPPF 2012, the Surrey County Council's 'Travel Plans Good Practice Guide', and in general accordance with FMW Consultancy's 'Framework Travel Plan' dated May 2014. The approved Travel Plan shall be implemented prior to the first occupation of the development, and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason

In order to encourage more sustainable means of transport and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2012.

23. Condition

Prior to the commencement of development, details shall first be submitted to and agreed in writing by the Local Planning Authority in respect of management monitoring arrangements for the SANG (agreed as part of the permission hereby granted). These details shall include arrangements for an annual inspection by the Local Planning Authority to ensure that the approved management arrangements are being complied with. The development shall be carried out in full accordance with the approved details.

Reason

In the interests of the protection of the special interest of the SPA and in order to comply with the Habitat Regulations 2010, Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

24. Condition

Prior to the commencement of development, details of the acoustic fencing to be erected along the northern boundaries of Sturt Farm and Sturt Farm Barn, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected and maintained in full accordance of the approved details.

Reason

In the interest of the character and residential amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme, which should be based on the Landscape Plan No.1027.07F prepared by LanDesign Associates dated August 2013 submitted with the outline application. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the rural character and appearance of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

1. The applicant's attention is drawn to the advice contained in the letter by Surrey Wildlife Trust dated 24/07/2014.
2. The applicant;s attention is drawn to the comments of Thames Water contained in their letter dated 18/07/2014.
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.

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.

4. 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. The applicant is advised that Public Footpath No.35 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
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. The alterations to the retaining walls to facilitate access to the site will require technical approval from the County Highway Authority's Structures Team.
7. The County 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 highway, permission under the Town and County 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/culvert or water course. The applicant is advised that a permit and, potentially a Section 278 Agreement, must be obtained from the County 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. The applicant is also advised that consent may be required under Section 23 of the Land Drainage Act 1991.

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 County Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders (Highways Act 1980 Sections 131, 148 and 149).
12. When access is required to be completed before any other operations, the County 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 the upgrading of Public Footpath No.35 must be carried out in complete accordance with the appropriate legislation.
14. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
15. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. The survey should conform to a TRICS Multi-Model Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the County 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 with 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.
16. Section 59 of the Highways Act 1980 permits the County Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from the 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.
17. The applicant is advised that the Section 278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. The applicant is advised that in providing each dwelling with integral cycle parking, the County Highway Authority will expect dedicated integral facilities

to be provided within each dwelling for easily accessible secure cycle storage/garaging.

18. 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.