

A1 WA/2019/0067
The Governing Body Of
Charterhouse School
03/01/2019

Erection of 2 buildings comprising over 4,000 sq. m of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces. at Land South Of Daviesites, Charterhouse, Queens Drive Godalming

Committee: Joint Planning Committee
Meeting Date: 17/04/2019

Public Notice: Was Public Notice required and posted: Y
Grid Reference: E: 496034 N: 145049

Parish/Town: Godalming
Ward: Godalming Charterhouse
Case Officer: Kate Edwards
Expiry Date: 03/04/2019
Time Extended Date: TBC
Neighbour Notification Expiry Date: 22/02/2019
Neighbour Notification
Amended/Additional Expiry Date:

RECOMMENDATION That, subject to consultation with the Secretary of State, conditions and informatives, permission be GRANTED

1. Introduction

The application has been brought before the Joint Planning Committee at the request of the Local Member.

Location Plan



Proposed block plan



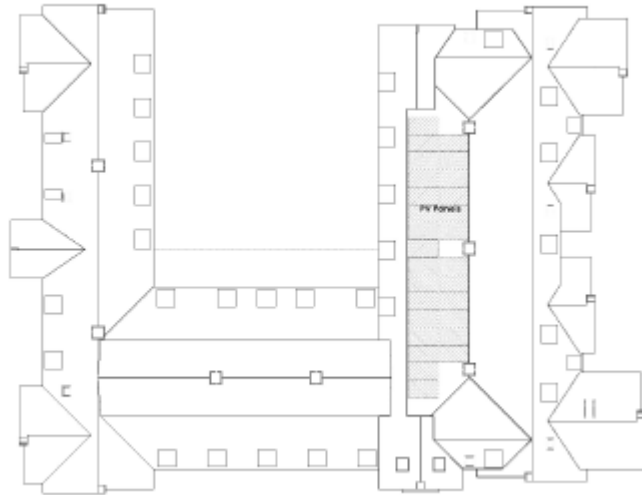
Front (eastern) elevation within streetscene onto Queens Drive



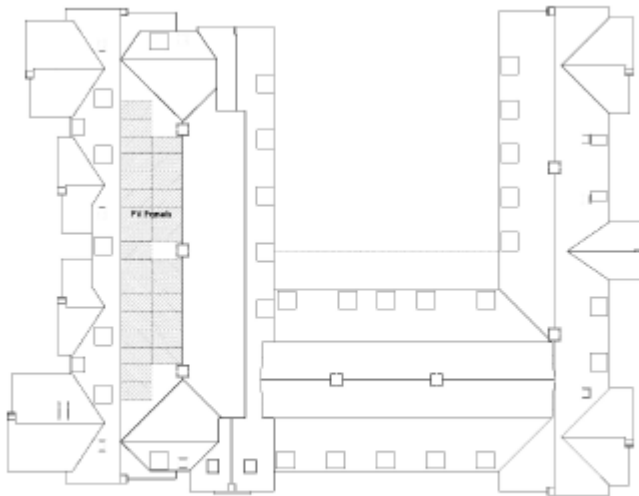
Rear (western) elevation within street scene



Proposed roof plan – northern boarding house



Proposed roof plan – southern boarding house



Proposed ground floor plan – southern building



Proposed first floor plan – northern building



2. Site Description

- The application site measures 0.85 hectares and is located within the wider Charterhouse School site, which is to the southern side of Hurtmore Road.
- The application site itself includes an area to the west (where the boarding houses are proposed) and an area to the east (where the car park is proposed) of Queen's Drive.
- The area to the east is currently occupied by tennis courts.
- Open fields adjoin immediately to the east.

- Existing boarding houses are sited to the north and south of the site.

3. Proposal

Full planning permission is sought for the erection of two buildings comprising over 4000m² of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces.

- The proposed buildings would be u shaped with central courtyards. They would be a maximum of 35m wide and 27.5m deep.
- The maximum height of the buildings would be 15.4m and they would be 6.9-7.3m in height to the eaves.
- The proposed boarding houses are a gothic inspired form of architecture, with steep gables and a varied roof form, taking reference from the historic educational buildings within the site.
- The ground floor of each building would be occupied by a small number of boarding rooms and various ancillary rooms for daytime use, including a matrons office and sick bay, common rooms, kitchen and dining spaces, study areas, a boot room and the ground floor of a private accommodation for the house master.
- The first floor would accommodate a number of boarding rooms and the upper floor of the House Masters house which would have 4 bedrooms.
- Alongside a number of boarding rooms, the second floor would accommodate a two bedroom private matrons accommodation and facilities for the cleaners.
- The proposed car park would contain 77 spaces. The agent has advised that these spaces would have two purposes. Firstly, they would be a re-provision of spaces from elsewhere on the campus due to a pedestrianisation of the main teaching area. Secondly, they would provide additional space for parents arriving at and leaving the site at the start and end of term.
- The boarding houses would provide space for 128 additional boarding pupils. The Planning Statement expresses a desire by the school to expand, and to make a co-educational provision which currently only exists for the sixth form.
- The planning agent has advised that the educational space provision to serve the additional boarders would be provided by reconfigurations of the existing space, consented schemes and future proposals.

4. Relevant Planning History

Numerous applications at the site are on the planning record. Applications received since 2010 for new buildings or extensions are listed below. Works to

dwellinghouses within the site, or alterations and installations to buildings other than extensions or change of use applications, are excluded as they are not considered to be relevant in this instance.

WA/2019/0328	Change of use of Long Meadow from residential institution (use class C2) to a single dwelling (use class C3) with associated amenity space and parking.	Concurrent application. Pending decision. The applicant has confirmed that the proposed C3 use would be for school staff and this would be a condition of any future consent.
WA/2019/0286	Change of use of half of Stainers from residential institution (use class C2) to a single dwelling (use class C3) with associated amenity space, garage and parking.	Concurrent application. Pending decision. The applicant has confirmed that the proposed C3 use would be for school staff and this would be a condition of any future consent.
WA/2019/0148	(At The Old Headmasters House) Erection of extensions and alterations to the existing building following demolition of existing extension and detached garage; associated car parking and landscaping	Full permission 25/03/2019
WA/2019/0149	Listed building consent for the works proposed in application WA/2019/0148	Listed Building Consent Granted 25/03/2019
WA/2019/0047	Installation of PV panels to roof of Queens Sports Centre at Charterhouse School	Full permission 04/03/2019
WA/2018/1263	Erection of extensions and alterations to Peter May pavilion	Full permission 12/09/2018
WA/2017/0902	Erection of lighting columns along north Way and Long Walk	Full permission 22/09/2017
NMA/2016/0198	Amendment to WA/2015/2051 for relocation of portacabin and	Non material amendment allowed

	amendment to elevations under WA/2015/2052	11/01/2017
WA/2016/1716	(At Daviesites) Certificate of Lawfulness under section 192 for alterations to fenestration and elevations.	Certificate of Lawfulness Granted 24/10/2016
WA/2016/0889	Certificate of Lawfulness under section 192 for proposed use of buildings for wedding ceremonies up to 8 times per year.	Certificate of Lawfulness Granted 22/06/2016
WA/2015/2052	(At the Museum Block) Listed Building Consent for the erection of extensions to the Museum and Science block and associated works.	Listed Building Consent Granted 01/03/2016
WA/2015/2051	(At the Museum Block) Erection of extensions and alterations to Museum and Science building; erection of new toilet block and associated works following the demolition of ancillary buildings; siting of temporary replacement administration buildings for the duration of the construction.	Full Permission 01/03/2016
WA/2014/1475	(At Fletcherites) Erection of building to provide girls boarding accommodation	Full permission 01/10/2014
WA/2014/0259	(At Central Dining Block) Erection of extension to existing building.	Full permission 08/04/2014
WA/2012/1862	(At Chetwynd Hall) Erection of extension to boarding house.	Full permission 04/01/2013
WA/2011/2188	Application under section 73a to vary condition 30 of WA/2011/0696 (extension to Sports Centre, New Pavilion and Sports Pitch) to allow resiting of tennis courts, alterations to flood lighting and revised landscaping	Full permission 21/03/2012
WA/2011/1953	Application for a new planning permission to replace extant planning permission WA/2008/1486 (new vehicle access road and car parking).	Full permission 23/12/2011

WA/2011/1075	Erection of single storey temporary classroom building	Temporary permission 17/08/2011
WA/2011/0696	Erection of extensions and alterations to existing Sports Centre; construction of 2 new all weather pitches and 6 tennis courts; provision of new car parking following demolition of Stainers and other outbuildings; erection of new sports pavilion.	Full permission 05/08/2011
WA/2011/0531	Variation under section 73 of condition 5 of WA/2008/1863 (uncovered parking spaces to be provided instead of garages or car ports).	Full permission 19/05/2011

5. Planning Policy Constraints

Green Belt

Area of Great Landscape Value

Listed Buildings within the school site to the west

Godalming hillsides

Ancient Woodland 500m buffer

Near to SSSI

Wealden Heaths I SPA 5km

Area subject to special advertisement control

Neighbourhood Plan Designation (16/07/2013)

Ancient woodland

6. Development Plan Policies and Guidance

The development plan and relevant policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1 (sustainable development); ST1 (Sustainable transport); TD1 (Townscape and design); NE1 (biodiversity); NE2 (Green and blue infrastructure); RE2 (Green Belt); RE3 (AGLV); HA1 (Heritage assets)
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 (environmental implications); D4 (Design and layout); C7, D6 and D7 (trees); CF3 (educational establishments); HE3 and HE5 (Heritage Assets)

- Godalming and Farncombe Neighbourhood Plan. The plan is emerging but carries significant weight.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Infrastructure Delivery Plan (2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Surrey Hills Management Plan (2014-2019)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020

7. Consultations and Town/Parish Council Comments

Secretary of State	It is noted that, in accordance with the (Consultation)(England) Direction 2009, should the Committee be minded to grant consent, consultation with the Secretary of State would be required for a 21 day period following the date that the resolution is made.
County Highway Authority	No objection subject to conditions in relation to provision of parking; provision of cycle parking and electric Vehicle Charging Points; Provision of School Travel Plan; Provision of Construction Traffic Management Plan. Also recommends informatives as per recommendation below.

Surrey Wildlife Trust	If minded to grant consent, works should commence in accordance with details of submitted survey; Bat survey should be submitted prior to determination; Within 5km of SPA and SAC and Natural England should be consulted; Near to SSSI which should be considered.
Thames Water	No objection with regards to impacts on water network, water treatment infrastructure, or foul water sewerage network.
Sport England	No objection. They do not consider that the proposal falls within their statutory remit for comment.
Natural England	Awaiting comment. In 21 day consultation period. Update to be provided to committee.
Local Lead Flood Authority	The LLFA commented that the proposed drainage scheme meets the requirements of the relevant policy documents. They recommended a conditions for SUDs to be provided in accordance with further details to be submitted and a condition requiring SUDs verification.
Town Council	No comments received.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 01/02/2019, site notices were displayed around the site on 01/02/2019 and neighbour notification letters were sent on 29/01/2019.

37 letters have been received raising objection / raising concerns on the following grounds:

- Building on Green Belt with no worthwhile special circumstances
- Loss of Green Space
- Excessive car parking
- Creeping development

- The school is looking to acquire incremental consents to build a case for the Broom and Lees playing field development of a large number of homes
- The development will be reliant on the sale of Broom and Lees playing field financially and the school could fail. The development would therefore strengthen the case for the Broom and Lees development.
- Will create a biased precedent for future development at the school
- The school has not consulted on its 'Masterplan'
- A heritage site which should be preserved. The proposal will do nothing to improve the surrounds of the listed buildings.
- No benefit to the local community
- Given the height of the proposed buildings, they would impact on local views
- Adverse impact on nature
- Adverse impact health and wellbeing
- Will contribute to the destruction of Godalming's historic nature.
- Loss of character and atmosphere
- The school does not serve the local population, and a number of the pupils are from overseas
- Loss of Sports field
- Should not be urbanised
- Would result in destruction of beautiful view of the hillside
- The site is within AGLV, 500m of ancient woodland and 5km of the Wealden Heaths SPA
- Overdevelopment
- Adverse impact on roads, public transport and public services.
- Loss of mature trees
- Traffic noise and pollution in operational phase, particularly in combination with recent car park approval.
- Traffic noise and pollution in construction phase, alongside road damage by mature tree loaded vehicles
- The existing 1970s blocks are unattractive and it would be better to demolish them and rebuild on the footprint.
- Existing entrances inadequate to support new traffic
- The Transport Survey contains insufficient information
- The expansion of the school would harm the chances of local state school pupils getting into good universities
- It is not necessary for the school to expand or increase boarding accommodation to become coeducational
- No record of Natural England consultation
- The Planning Inspectorate has recently stated that the school site should remain as Green Belt

Submissions in support

No representations were received in support of the application.

8. Determining Issues

1. Principle of development
2. Planning history
3. Impact on Green Belt
4. Very special Circumstances
5. Impact on visual amenity and the Surrey Hills AGLV
6. Impact on the Listed Building
7. Impact on residential amenity
8. Effect on the SPAs
9. Biodiversity and compliance with Habitat Regulations 2017
10. Impact on Trees and Ancient Woodland
11. Transportation implications
12. Impact on sporting provision
13. Flooding considerations

Planning Considerations

8.1 Principle of development

Policy SP1 of the Waverley Local Plan (Part 1) 2018 outlines a presumption in favour of sustainable development.

The development of educational facilities is supported in principle by the NPPF which states that Local Planning Authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.” (Para 94).

This is also echoed in Retained Policy CF3 of the Local Plan 2002 which states that educational facilities will be permitted provided that a number of detailed criteria are met.

There is therefore a presumption in favour of this form of development, subject to it being in a sustainable location and of a sustainable form.

The site is within Green Belt. Unless the site meets any of the exceptions for Green Belt development in the NPPF as discussed below, it is considered to be inappropriate development unless very special circumstances indicate that the benefits of the proposal outweigh the harm. This is discussed in more detail below.

8.2 Planning history

The planning history is a material consideration.

It is noted that there is a concurrent proposal for a change of use of accommodation elsewhere on the site, which would result in a nett loss of overnight accommodation for pupils. This represents a material consideration in relation to the very special circumstances case and is discussed below.

It is also noted that in recent years a number of expansions within the Green Belt have been consented on the site. The cumulative impact of these developments upon the Green Belt and is a material consideration which is discussed below.

8.3 Impact on Green Belt

Policy RE2 of the Local Plan (Part 1) 2018 states that the Green Belt will continue to be protected against inappropriate development, which will not be permitted unless very special circumstances can be demonstrated.

The NPPF (2019) states that the construction of new buildings should be regarded as inappropriate in the Green Belt, unless the proposal is considered to be an exceptional form of development as listed in paragraphs 145 and 146 of the NPPF.

The proposal does not fall under any of these exceptions and is therefore considered to be inappropriate development.

In order to weigh up the harm to the Green Belt against other considerations as outlined in the 'very special circumstances' section below, the level of harm caused to the Green Belt needs to be considered. The Planning Statement submitted with the application indicates that the applicant considers that there would be a very minor impact on the Green Belt. It states that this is because the school buildings exist throughout the site within landscaped grounds and the proposal would replicate this pattern.

It is acknowledged that the form of development, with detached school buildings within a wider landscaped area, would mirror that of the existing school site. However, given the scale of the two proposed buildings at part four storeys and over 4000m² in total area, it is considered that the impact on openness is beyond 'very minor'. The impact of the buildings on openness is, however, ameliorated to an extent, by the fact that the proposed buildings would be sited on an existing road between two existing buildings, and would

not therefore be considered to increase the spread of development across the site. Overall, therefore, it is considered that the impact on the openness of the Green Belt is moderate.

The proposed parking area would be level to the ground and therefore would not have a substantial impact on openness within the Green Belt., It would, however, given its significant size result in a visual contribution to sprawl within the site. It is therefore also considered to be harmful to the Green Belt.

Representations have raised concerns that the site is being developed in a 'creeping' fashion with separate inappropriate developments. The cumulative impact of developments within the site on Green Belt is considered to be a legitimate planning consideration. However, it is not considered that proposed works upon the site to date have resulted in a substantial erosion of the openness of the Green Belt, and the cumulative impact of separate proposals within the site is not considered to be substantially greater than that of the proposal for the boarding houses itself.

8.4 Very Special Circumstances

Paragraph 144 of the NPPF (2019) states: "When considering planning applications, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

The Planning Statement submitted with the application, and a further statement submitted by the applicant on 20/03/2019, outline grounds which the applicant considers to represent very special circumstances in favour of this inappropriate development in the Green Belt. Each is listed below alongside an officer response in brackets –

- The proposal is for an enhancement to an existing school [The proposal would provide an enhancement to an existing educational facility. It is acknowledged that (as stated in representations) the expansion of this fee paying boarding school would not bring a substantial educational benefit to the existing population of Waverley Borough. However, the "great weight to the need to create, expand or alter schools" afforded in paragraph 94 of the NPPF does not state that it only applies to either local educational needs or to state schools. On this basis some weight can be afforded to the fact that the proposed buildings would make an educational provision.]

- It facilitates the protection of the existing educational facility in a challenging market place [It is acknowledged that the proposed expansion would enable the school to continue to meet market demands, including in relation to the provision of coeducational facilities. This does not however represent a substantial reason for inappropriate development in the Green Belt in itself.]
- The provision of new school places would widen choice in education [Widening choice in education is again an objective outlined in the NPPF and the provision of new school places would do this.]
- It would protect and enhance one of Waverley's major employers and economic generators. 450 staff are employed at the site. [It is acknowledged that a large number of people are employed at the school site and in this respect it does bring benefits to the local economy. Whilst this does not in itself represent a reason to support inappropriate development in the Green Belt, it can be afforded some weight.]
- It would also facilitate the continued investment in and enhancement of Listed Buildings. [The continued economic success and vitality of the school which the proposal aims to create would ensure that the Listed Buildings on site would continue to be maintained by the organisation which has been their historic custodian. The continued upkeep and significance of these heritage assets does represent a factor which can be afforded some weight in the decision as to whether the benefits of the proposal outweigh the harm.]
- The provision of places in the school provide a saving to the tax payers as state school spaces do not need to be funded for these pupils [This is acknowledged but is not afforded weight in the balance as a very special circumstance in itself.]
- 45 bursaries are provided by the school, or while 21 provide 90% or more of the fees. The expansion would result in another 6-8 full bursaries being provided. [That the proposal would result in the ability to provide additional funded places can be afforded limited weight in the assessment, given that it would result in a small but not insignificant widening in educational choices.]
- Charterhouse provides support to local state schools, including use of its sports facilities, use of school minibuses for trips and sports events, science revision classes for GCSE pupils, a musical outreach programme and teacher training. [These benefits of the school are

acknowledged and afforded limited weight given that other parts of the site enhance the local educational facilities provision in this way and the expansion of the school would potentially allow these to be enhanced. However, this is not afforded significant weight in itself given that the proposed boarding houses and parking would not in themselves directly benefit the local community.]

- Expansion would allow the School to continue to provide the following existing social benefits and hopefully provide more -
 - o The Charterhouse club provides public access to its sport facilities, currently benefiting in excess of 1,800 members Charterhouse hosts the Surrey Para Games, a sports day for students with special educational needs and disabilities, aged 11-15 years, from Surrey schools.
 - o heavily discounted the hire of facilities to local groups, organisations and charities such as Godalming Choral Society, Godalming Theatre Group, Guildford Symphony Orchestra, The Army Benevolent Fund, The Simon Trust and Shooting Star Chase.
 - o The Godalming Run crosses the School grounds every year.
 - o Charterhouse provide venues for the Godalming Music Festival.
- [The potential that the expansion of the school could result an increase in the above social benefits to the local community can be afforded some weight as a very special circumstance.]

In addition to the above statements submitted by the school, it is also noted that, given the scale of the school site, the number of buildings within it, and the playing fields, there would be no realistic prospect of the school leaving the site in order to meet a desire to expand. Alternative sites of this scale are unlikely to be available. This is an unusual circumstance as private developers could invest in alternative sites and a business looking to expand would have a reasonable prospect of finding alternative accommodation. Whilst this is not to say that development within the site should be allowed to expand extensively into the Green Belt, it does mean that there would be no realistic opportunity for the school to expand if all and any development, is refused given that it is in the Green Belt. This factor is afforded some weight in the planning balance.

It is noted that there are two concurrent applications for conversion of existing residential accommodation for pupils within the site to teachers' homes, at Stainers and Long Meadow. These applications combined result in the loss of 22 pupil bed spaces, which to one extent undermines the very special circumstances case for the proposed boarding houses.

However, the accommodation currently only functions as sleeping space for the female pupils in the sixth form (the only section of the school which is currently coeducational). The accommodation is used as overnight accommodation only and all normal ancillary boarding functions for these pupils (including study space, common rooms, matrons and laundry facilities) are sited in the main boarding houses. The buildings also have an inefficient pupil to staff ratio. On this basis the accommodation is considered outmoded and does not meet the full needs of the pupils who are accommodated. The provision of more suitable accommodation within full boarding houses is therefore considered not unwarranted and Stainers and Long Meadow do not currently provide a suitable alternative to the proposed comprehensive boarding facilities.

All of the above factors in combination need to be weighed against the level of harm to the openness of the Green Belt caused. As outlined above, it is considered that the proposed boarding houses would result in a moderate level of harm to the openness of the Green Belt, whilst the hardstanding would not result in harm to the openness but would represent a de-greening of the Green Belt.

None of the factors outlined above is considered to individually represent a very special circumstance which outweighs the moderate harm that the proposal causes to the Green Belt. However, the combination of the factors is considered to represent very special circumstances which, in relation to this specific proposal, outweigh the harm to the Green Belt.

The proposal is therefore acceptable in accordance with the NPPF and Policy RE2 of the Local Plan (Part 1) 2018.

8.5 Impact on visual amenity and the Surrey Hills AGLV

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV), protection of the AGLV shall be afforded in a manner which is commensurate with its status as a local landscape designation. Within these areas the protection and enhancement of the qualities of the landscape should be afforded significant weight.

The layout of the proposed development would be acceptable in visual amenity terms. As discussed above, given that the proposed buildings would be located on an existing road, 'infilling' between two existing buildings, it is not considered that there would be a sprawl of development across the site. This is also the case with the proposed parking area.

A number of representations have raised concerns regarding the loss of views across the site and through the existing garden area which currently occupies it. It is noted that there is currently a vista from the site location through to the main educational campus area. However, given the separation distance from this area of the site, at in excess of 200m, it is not considered that there would be a substantial loss of views of merit across the site.

In terms of bulk, height and massing, the proposed buildings would appear substantial. However, as is demonstrated by the submitted street scene elevations, they would not appear significantly greater in scale than the existing buildings. They would appear as appropriately scaled institutional buildings within the wider site, to which a significant area of landscaping would still remain.

The architectural expression of the proposed buildings would have a neo-gothic style which echoes that of the Listed educational buildings within the site. This is appropriate given that they would sit within the setting of these buildings which would be visible from the site. The detailed design includes sufficiently coordinated architectural features, including tall gables and dormers, to result in a high quality appearance. The proposed buildings would not mimic the 1970s style of the immediately adjoining buildings, but this would not be necessary given that they would reflect an evolution of buildings of different eras within the site.

The proposal is therefore acceptable with regards to Policy TD1 of the Local Plan (Part 1) 2018, and retained Policies D1 and D4 of the Local Plan 2002.

The impact of the proposal upon the landscape also needs to be considered. The proposed buildings would have a significant height and therefore potential to impact on the landscape. However, given that they would in effect represent visual infilling along the existing road, the impact upon the landscape would not be substantial. Significant area of green space would remain surrounding the proposed buildings and suitable replacement planting would be provided. They would fit in with the existing form of development in this area of the landscape which consists of school buildings within extensive grounds. Equally, whilst the proposed car park would be visible within the landscape, it would be only a relatively small proportion of a larger landscaped

area. The special beauty of the landscape would remain. The development is therefore acceptable with regards to Policy RE3.

8.6 Impact on the Listed Buildings within the school site

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 2019 states that development should preserve or enhance the character and setting of Listed Buildings.

Local Plan Part 1 2018 Policy HA1 states that the Council will safeguard and enhance all heritage assets within the Borough. Saved Policies HE3 and HE5 of the Local Plan 2002 states that developments which meet high design standards, and ensure that the new development is compatible, will be permitted.

The significance of the school buildings, which is recognised under several separate grade II list entries, is as purpose designed educational buildings of the period extending from 1872 and 1915. They are of bargate stone quarried on the site beneath clay tiles and is detailed in the gothic style. The later war memorial chapel (grade II*) of 1927 by Sir Giles Gilbert Scott is a fine and imposing example of a more refined 20th century essay in gothic. Together the buildings present a remarkable campus demonstrating late 19th century thinking on educational provision, but harkening back to the traditions developed at the schools former ancient site in London.

It is considered that the proposal would result in a negligible impact on the significance of the Listed Buildings given that it would be sited at a significant distance (approximately 230m). The adjacent sports fields and lawns contribute to the setting, but the proposals do not trespass on their key areas.

There is also a small Listed bothy within the site. The significance of this asset is as a building designed by Edwin Lutyens and predating the school. Again, the proposal would result in negligible impact upon this asset given that it stands amongst another group of buildings sited outside the context of the current proposals.

Recommended condition 1 would control the siting of the buildings, condition 13 the exterior materials and condition 10 the ground levels. These would safeguard impacts on heritage assets.

The proposal is therefore acceptable with regards to Policy HA1 of the Local Plan (Part 1) 2018 and Retained Policies HE3 and HE5 of the Local Plan 2002.

8.7 Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

The proposed buildings would be sited near to the centre of the school site. It would therefore be approximately 320m from the nearest adjoining residential occupiers to the south, approximately 330m from those to the north east and approximately 410m from those to the east. Given the substantial separation distances, it is considered that the proposal would not adversely impact upon the outlook, light or privacy of the occupiers of these dwellings. The level of noise experienced in these and other neighbouring dwellings would also be unharmed.

There are no policies within either the Local Plan 2002 (retained policies) or 2018 (Part 1) which set space and amenity standards for boarding accommodation. However, for completeness an assessment of potential mutual overlooking between the buildings has been undertaken.

Windows within the facing elevations of the two buildings would be, at the nearest point, 13m from each other. While this separation distance would not represent an ideal situation with regards to the prevention of mutual overlooking, a relatively small number of sleeping areas would be affected (2 in each building at each upper level). It is also noted that the sleeping accommodation would not generally be occupied extensively during the day, with pupils instead being able to make use of the extensive common room and study facilities on the ground floor. On this basis, and in the absence of set standards, this relationship is considered acceptable.

The proposal is therefore acceptable with regards to Policy TD1 of the Local Plan (Part 1) 2018 and Retained Policies D1 and D4 of the Local Plan 2002.

8.8 Effect on the SPAs

The site is within the 5km buffer zone for the Wealden Heaths SPA. The proposed development is for new boarding accommodation. Consultation with

Natural England in relation to the impact on the SPA is currently in progress and the outcomes will be reported to committee.

The development would have a residential function for the pupils occupying the buildings. However, it would provide term time accommodation only for the pupils' time at the school, with individuals returning home at the end of term. Therefore, there would be no increase in people permanently residing at the site. However, given that the buildings would be occupied for a substantial part of the year an appropriate assessment has been undertaken.

It is not considered that the pupils would create a significant additional demand on the Special Protection Area. The older pupils would not be able to keep vehicles with them at school, and so they would not have easy access to the SPA, instead needing to utilise limited public transport and travel on foot to reach it. They would also have extensive leisure and sports facilities provided on site within the extensive school grounds. The completed Appropriate Assessment therefore concludes that the proposal would not have a likely significant effect on the integrity of the SPAs in accordance with Retained Policy D5 of the Local Plan 2002.

8.9 Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI and is not an agricultural building or barn.

The application was accompanied by an Ecology Report. Surrey Wildlife Trust (SWT) have returned comment on this document stating that the report is sound and the recommendations outlined in it with regards to the avoidance of potential harm to protected species should be adhered to.

It is noted that SWT requested that a bat survey be completed prior to determination. However, the Ecological Survey Submitted with the application included an assessment of bat habitat suitability, and did not find any suitable roosting areas other than within two trees and a building to be retained. None of the trees which are proposed for removal provided suitable habitat. On this basis, it is not considered that the submission of bat surveys prior to determination is warranted.

With suitable conditions to ensure that mitigating measures are put in place (and that the development proceeds on a precautionary basis), it is considered that the proposal would not result in harm to protected species. Recommended conditions 16-20 would control these matters.

8.10 Impacts on Trees and Ancient Woodland

Policies NE1 and NE2 of the Local Plan (Part 1) 2018 state that the council will seek to maintain and enhance features of biodiversity interest, including existing trees, woodlands and hedgerows. Retained Policies C7, D6 and D7 of the Local Plan 2002 state that the Council will seek to ensure that the extent of tree cover in the Borough is retained and to protect trees of value and require the planting of new trees where relevant.

The site is within 200m of ancient woodland, with the nearest area within the school site. It is situated a minimum of 38m from the site of the proposed boarding houses and 15.3m from the site of the proposed car parking area.

The Tree Officer has commented that, within the context of the site, the extent of tree loss (19 individuals) does not have a significant detrimental physical landscape impact in itself, provided that a scheme of mitigation planting is undertaken. The applicant has stated a commitment to carry this out and the final details could be secured by condition. The school grounds are currently lacking good age gradation in their tree stock so opportunities to biodiversity off-set through new tree planting to improve age structure are welcomed.

Retained tree/build relationships would not be ideal in some areas, particularly in respect of future light levels to habitable rooms, however this is considered in keeping with other mature parts of the campus.

Full details of tree protection measures would be secured by recommended condition 9. Recommended condition 10 (levels) and 11 (services) would also both ensure that the root protection areas would be unharmed. Condition 12 would ensure the provision of a suitable tree replacement and landscaping strategy.

Overall, given the proposed replacement planting, it is not considered that there would be an adverse net impact on trees throughout the site and the proposal therefore accords with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

8.11 Transportation implications

Policy ST1 of the Local Plan (Part 1) 2018 outlines a number of sustainable transport criteria, including that development proposals should ensure an appropriate parking provision and be subject to Travel Plans where relevant.

The proposed 77 additional parking spaces within the existing tennis court area would be used primarily for parents dropping off and picking up pupils at the start and end of term and half terms. The planning agent has also verbally indicated that some of the spaces would also be used to offset spaces which are to be removed from the central educational campus area, as part of a pedestrianisation proposal to avoid visual clutter in that location.

The additional traffic generated as a result of the additional parking spaces, would not primarily be day to day traffic therefore, and instead would be concentrated at peak times of year.

Surrey County Council Highway Authority have not raised an objection to the proposal on the basis of the level of traffic generated and no concern has been expressed by them with regards to adverse impact on the safety and efficiency of the highway. The Highway Authority advised that conditions are necessary to control provision of parking; provision of cycle parking and electric Vehicle Charging Points; Provision of a School Travel Plan and Provision of Construction Traffic Management Plan. It is recommended that, should permission be granted, these conditions (condition 3 to 6) are all attached to the consent.

It is therefore considered that the proposal would have an acceptable impact on the transport network subject to the conditions outlined above. The proposal is therefore in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

8.12 Impact on sporting provision

Paragraph 97 of the NPPF (2019) states that: "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b)

the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

The applicant has submitted a letter stating that they believe that the development meets exceptions a) and b) for the following reasons:

- The courts are not well used by the school given that they are some distance from changing facilities and are not suitable for school matches which require 6 courts close together.
- The courts are not available for use by members of the public
- The school has wider plans for the provision of tennis courts and multi use ball courts in more suitable locations which they hope to bring forward with applications in 2019.

It is considered that these factors do sufficiently demonstrate that the courts are surplus to requirements. Given their location and relative isolation from the remainder of the sports facilities, it is not considered that the development of the existing tennis courts for parking requires a formal re-provision to be secured elsewhere on the site.

Sport England were consulted on the application and have returned no objection.

The proposal is therefore in accordance with the requirements of paragraph 97 of the NPPF (2019).

8.13 Flooding considerations

The site is within Flood Zone 1 where there is a low probability of flooding from rivers. It is also in an area with a very low risk of surface water flooding. As a major development proposal, it is necessary for the scheme to provide Sustainable Urban Drainage Systems to mitigate the additional surface water run off which would result from the construction of the buildings. The scheme has been submitted with a Drainage Strategy. The LLFA have commented upon this stating that they are satisfied that the indicative details would provide sufficient SUDS for the proposed works. Conditions advised by the LLFA to secure the SUDS are included in the proposed schedule of conditions recommended below. With these conditions (numbers 14 and 15), the proposal would have no significant adverse impact on flood risk.

9. Parish/Town Council and or Third Party Representations

The comments made in representations are listed below and each addressed by officer comments in brackets -

- Building on Green Belt with no worthwhile special circumstances [Officer comment – This is a material planning consideration and is discussed above.]
- Loss of Green Space [Officer comment – This is a material planning consideration and is discussed above.]
- Excessive car parking [Officer comment – This is a material planning consideration and is discussed above.]
- Creeping development [Officer comment – This is a material planning consideration and is discussed above. Each application needs to be considered on its merits and the Council has no authority to insist that an applicant submits all of their proposed development within a site at the same time]
- The school is looking to acquire incremental consents to build a case for the Broom and Lees playing field development of a large number of homes. [Officer comment – The application is not linked to the Broom and Lees playing field application. It represents a different form of development and would not in any case represent a precedent for proposed new private homes.]
- The development will be reliant on the sale of Broom and Lees playing field financially and the school could fail. The development would therefore strengthen the case for the Broom and Lees development. [Officer comment – The application is not linked to the Broom and Lees playing field application.]
- Will create a biased precedent for future development at the school [Officer comment – any future applications at the school would need to be considered on their individual merits. That a very special circumstances case has been accepted in this instance does not mean that the same would automatically be true for future development.]
- The school has not consulted on its 'Masterplan' [Officer comment – there is no requirement in legislation for a developer to consult with local residents].
- A heritage site which should be preserved. The proposal will do nothing to improve the surrounds of the listed buildings. [Officer comment – The impacts on the designated heritage asset are discussed above.]
- No benefit to the local community [Officer comment – This matter is discussed in relation to the very special circumstances case put forward].
- Given the height of the proposed buildings, they would impact on local views [Officer comment – the height of the proposed buildings is discussed above.]

- Adverse impact on nature [Officer comment – the impact on biodiversity is discussed above.]
- Adverse impact health and wellbeing [Officer comment – It is not considered that the proposal would result in a negative impact on health and wellbeing.]
- Will contribute to the destruction of Godalming’s historic nature. [Officer comment – The proposal would be sited some distance from central Godalming and is not considered to impact directly upon it. The impact of the proposal upon designated heritage assets (i.e. the listed buildings) is discussed as a material planning consideration above.]
- Loss of character and atmosphere [Officer comment – It is not considered that the proposal would result in a loss of character and atmosphere at the site.]
- The school does not serve the local population, and a number of the pupils are from overseas [Officer comment – the policy background with regards to educational provisions is discussed above in relation to the very special circumstances case.]
- Loss of Sports field [Officer comment – This is a material planning consideration and is discussed above.]
- Should not be urbanised [Officer comment – The impact of the proposal upon the Green Belt is discussed above.]
- Would result in destruction of beautiful view of the hillside [Officer comment – The visual impact of the proposal is discussed as a material planning consideration above.]
- The site is within AGLV, 500m of ancient woodland and 5km of the Wealden Heaths SPA [Officer comment – This is a material planning consideration and is discussed above.]
- Overdevelopment [Officer comment – Given the detailed assessment, it is considered that the proposal does not represent overdevelopment.]
- Adverse impact on roads, public transport and public services. [Officer comment - The impact on roads and transport is discussed above. A CIL charging schedule is now in place in Waverley Borough. Should the development be liable under the CIL regulations a contribution will be made towards the provision of local infrastructure.]
- Loss of mature trees [Officer comment – This is a material planning consideration and is discussed above].
- Traffic noise and pollution in operational phase, particularly in combination with recent car park approval. [Officer comment – It is not considered that the proposal would result in a level of traffic generation which would be such as to generate a significant level of noise].
- Traffic noise and pollution in construction phase, alongside road damage by mature tree loaded vehicles [Officer comment – A condition is recommended to require the submission of a construction Traffic

- Management Plan and hours of operation. These would give the authority control to prevent adverse impacts in the construction phase.]
- The existing 1970s blocks are unattractive and it would be better to demolish them and rebuild on the footprint. [Officer comment – An authority cannot require that sound buildings in active use are demolished.]
 - Existing entrances inadequate to support new traffic [Officer comment – the transportation impacts are discussed above and have been found acceptable by Surrey County Council Highways Authority.]
 - The Transport Survey contains insufficient information [Officer comment – the transportation impacts are discussed above and have been found acceptable by Surrey County Council Highways Authority.]
 - The expansion of the school would harm the chances of local state school pupils getting into good universities [Officer comment – This matter is not within the remit of this application.]
 - It is not necessary for the school to expand or increase boarding accommodation to become coeducational [Officer comment – this is acknowledged. The very special circumstances case is not dependant solely upon the desire of the school to be coeducational]
 - No record of Natural England consultation [Officer comment – Natural England have been consulted.]
 - The Planning Inspectorate has recently stated that the school site should remain as Green Belt [Officer comment – whilst it has been concluded that the Green Belt designation should not be removed from the site as a whole, any proposal which comes forwards needs to be assessed on its own merits given the extant Green Belt designation. The proposal has been assessed in this regard above.]

10. Conclusion

The planning balance assessment concludes that the very special circumstances outlined would outweigh the harm caused to the Green Belt in this instance. Officers consider that the adverse impacts would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2019 taken as a whole. The improvement to the educational facilities and offer has planning and economic benefits to the wider area. The building design and scale is appropriate to its sensitive historic built and landscape setting and appropriate conditions in terms of highways, biodiversity and tree protection would help mitigate against any impacts.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are -

2018003-A-00-300 P1;
2018003-A-02-000 P1;
2018003-A-02-001 P1;
2018003-A-02-003 P2;
2018003-A-03-100 P2;
2018003-A-03-101 P2;
2018003-A-03-102 P2;
2018003-A-03-103 P2;
2018003-A-03-104 P2;
2018003-A-03-105 P2;
2018003-A-04-010 P1;
2018003-A-04-130 P2;
2018003-A-04-131 P2;
2018003-A-05-170 P2;
2018003-A-05-171 P2;
2018003-A-05-180 P2;
10359-LD-PLN-005 B;
10359-LD-PLN-010 B;
10359-LD-PLN-160 D.

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition

The buildings hereby approved shall be used for purposes ancillary to the school only and shall at no point be let in whole or part other than to pupils and staff of the school or, on an exceptional basis, to pupils and staff of other schools attending functions at the school.

Reason

To accord with the very special circumstances laid out for development within Green Belt in accordance with Policy RE2 of the Local Plan (Part 1) 2018.

3. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 10359 LD-PLN-305 issue G) for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason

To provide an acceptable level of parking to serve the development and ensure safe access and egress to the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

4. 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 for

(a) The secure parking of bicycles within the development site in covered shelters

(b) Electric vehicle fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply):

4 dual point chargers to be installed in the new car park (to serve 8 bays) and 1 dual point

charger to be installed in the staff parking area (to serve 2 bays). and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To provide an acceptable standard of development in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

5. Condition

The development hereby permitted shall not be first occupied unless and until a School Travel Plan has been submitted for the written approval of the Local Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Travel Plan and its further development. The development shall thereafter be carried in all respects in accordance with the approved details.

Reason

To encourage the use of sustainable transport in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility splays
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing: HGVs to be routed to and from the A3 via C23 Hurtmore Road
 - (h) measures to prevent the deposit of materials on the highway
 - (i) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 3.15 and 4.00 pm during school term time, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in Charterhouse Road or Hurtmore Road, during these times.
 - (j) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

To prevent adverse impact on the safety and efficiency of the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. Condition

No works shall take place on site accept within the following hours:

Monday to Friday: 08:00am - 18:00pm

Saturday: 08:00am - 13:00pm

Reason

To prevent adverse impact on adjoining occupiers and the Highway in accordance with Retained Policy D1 of the Local Plan 2002.

8. Condition

The water use within the boarding houses shall not exceed 110l per head per day

Reason

To provide an environmentally acceptable form of development in accordance with Policy SP1 of the Local Plan (Part 1) 2018.

9. Condition

No development shall commence, including further groundworks preparation until a finalised detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion barriers, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP. The AMS shall also include a pre commencement meeting with the LPA Tree officer, supervisory regime for their implementation and monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

10. Condition

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that no anticipated adverse impact on trees occurs in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

11. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. Any amendments shall be agreed with the Local Planning Authority in writing.

Reason

To prevent adverse impact on trees in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

12. Condition

Prior to the first occupation of the development (or in accordance with a scheme previously agreed in writing by the Local Planning Authority), a landscaping and tree replacement scheme shall be provided on site in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting shall be maintained thereafter for a period of 5 years and any planting which dies, is removed, or becomes severely diseased or damaged shall be replaced in accordance with the details originally approved.

Reason

To replace trees lost as a result of the proposal and softening the visual appearance of building in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

13. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposed development appears sufficiently high quality and appropriate within the landscape in accordance with Policies TD1 and RE3 of the Local Plan (Part 1) 2018 and Retained Policies D1 and D4 of the Local Plan 2002.

14. Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated storage volumes shall be provided using an infiltration based strategy.

c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018.

15. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the scheme agreed pursuant to condition 14 of this permission (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018.

16. Condition

Prior to the commencement of the development, the applicant shall undertake all of the recommended actions and enhancements in Table 7 of the Ecological Report by Arbtech dated December 2018.

Reason

To prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development, in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

17. Condition

Prior to the commencement of the development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason

To prevent harm to flora and fauna within the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

18. Condition

Within two weeks prior to the commencement of tree felling on site, a bat presence/absence survey shall be undertaken by a qualified ecologist in order to avoid contravention of European Protected Species legislation. If bats are found then all works shall cease immediately and Natural England or a suitably qualified specialist consulted on how to proceed. Works shall not recommence until the authority is given to do so from Natural England.

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

19. Condition

Development shall proceed in line with the precautionary working methodology as identified in table 7 of the submitted Ecological Report

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

20. Condition

The development hereby approved shall not result in any increase in external artificial lighting. In order to comply with the relevant legislation, any external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trust's document entitled "Bats and Lighting in the UK - Bats and the Built Environment Series".

Reason

In order to safeguard legally protected species in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

Informatives

1. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development hereby permitted is CIL liable.

'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development.

Commencement of development is defined in Regulation 14 of the CIL Regulations 2010 (as amended).

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

3. The School Travel Plan should be prepared in accordance with Surrey County Council's School Travel Plan Guide and approved survey methodology.

https://www.surreycc.gov.uk/__data/assets/pdf_file/0019/176212/School-Travel-Plan-Guide-2018.pdf

The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan. Please refer to:

https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/177766/TP-Good-Practice-Guide-July18.pdf

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required.

Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>

for guidance and further information on charging modes and connector types. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment:

<https://www.theiet.org/resources/standards/cop-electric.cfm>

5. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
6. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.