

WA/2020/2055 Retention of 20 hectares of polytunnels throughout the year (5.6 hectares heated by heat pumps drawing heat from the on-site reservoir, 14.4 hectares without heating), (located in particular fields identified as acceptable) on the farm; 40 further hectares of polytunnels to be on site (in fields identified as acceptable for polytunnels) from 1st April until 31st October; with the retention of hoops on the further 40 hectares of polytunnels (removing plastic covers only between 1st November and 1st April) at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG

Applicant :	Hall Hunter Partnership
Ward:	Bramley, Busbridge and HascombeWitley and Hambledon
Case Officer:	Alex Inglis
Committee Meeting:	Eastern
Date:	14/04/2021
Neighbour Notification Expiry Date	05/03/2021
Extended expiry date	30/04/2021
RECOMMENDATION	That, subject to conditions, permission be GRANTED

1. Summary

The application has been brought before the Area Committee at the request of the Local Member, Councillor Richard Seaborne.

The application proposes to retain 20ha of polytunnels throughout the year, 5.6ha of which would be heated by pumps drawing heat from the on-site reservoir and 14.4ha unheated. The polytunnels to be heated would be those closest to the on-site reservoir. These fields are those that have been identified as acceptable for year round coverage.

Permission is also sought for a further 40ha of polytunnels across the site in fields identified as being acceptable. These would be erected on site between 1st April and 31st October. The plastic sheeting of the polytunnels would be removed between 1st November and 31st March each year, with the legs and hoops remaining.

The total area of fields identified as suitable for coverage by polytunnels totals approximately 74.15ha, with no more than 60ha coverage in one year during the period 1st April to 31st October. Poly tunnel legs and hoops would remain through the winter down period of 1st November and 31st March on those fields proposed to have polytunnels on them the following year.

The most significant areas of concern in relation to the application are the impact on the landscape character and the resultant impact on highway safety and vehicular movements.

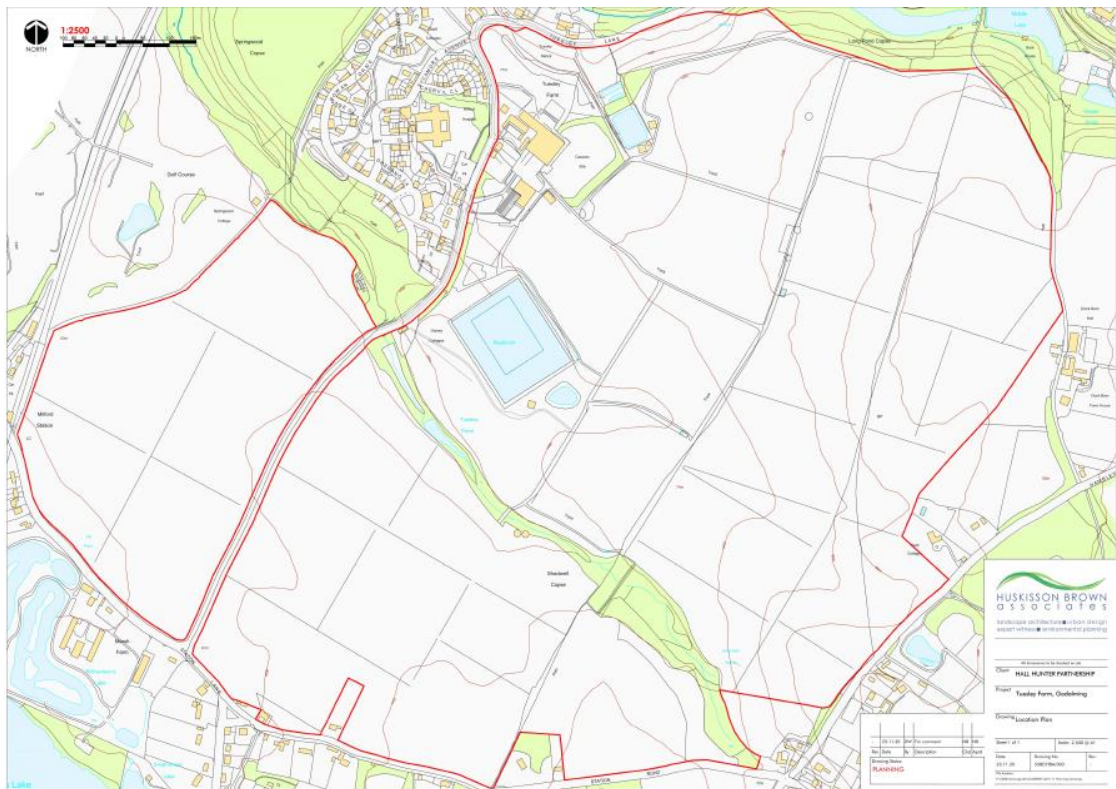
The application is supported by a Landscape and Visual Assessment (LVA) by Huskisson Brown Associates which has been independently reviewed by LVIA Ltd. on behalf of the Council. The review concurs with the methodology and findings of the LVA that the proposal would not harm the wider landscape setting of the AGLV or adjacent AONB. Neither landscape, nor visual effects from the proposal are considered to be materially harmful and over time, subject to successful implementation of landscape management works, the proposed polytunnels would have a reduced impact on the landscape character and visual amenity of the area.

The application is also supported by a Transport Statement by Bellamy Roberts LLP which sets out that the proposal would not result in an increase in vehicular movements during peak times. The proposal would increase the picking season by approximately 2 months but would not impact upon yield at peak times. No material impact on the road safety is considered to result.

The remaining areas of assessment are set out in detail within the below report, including the impact on heritage assets, residential amenity and flood risk among others.

Overall, officers are satisfied that the benefits of the application, including the supporting of a local business outweigh any detrimental impacts and therefore permission is recommended for approval.

2. Location Plan



3. Site Description

Tuesley Farm extends to 190ha, divided by Tuesley Lane which runs north-south and by Shadwell Copse which runs south east-north west, splitting the eastern section of the farm. The main farm buildings are located immediately off of Tuesley Lane, towards the north of the farm. The on-site reservoir is located to the south east of the main farm buildings.

The surrounding area is rural-residential in nature, with the residential development of Leithfield Park to the north west, Milford Railway Station to the west, Enton to the south and Hydestile to the south east. Hambledon Road runs north-south along the eastern boundary, with Station Lane and Station Road running east-west along the southern boundary.

4. Proposal






Permission is sought for:

- The permanent retention of 20ha of polytunnels on fields identified as suitable, with 5.6ha to be heated by on-site heat pumps. 14.4ha to be unheated.
- The erection of a further 40ha of polytunnels on fields identified as suitable with legs and hoops to be retained through the winter down

period of 1st November to 31st March on those fields to be used again for polytunnels the following year.

Proposed Context Plan



 <p>6m between polytunnel & field boundary / feature To allow visual and physical separation between tunnels and adjacent field boundaries to respect field patterns / reduce overall mass effect of tunnels</p>	 <p>20m between polytunnel & field boundary / feature To allow visual and physical separation between tunnels and adjacent significant vegetation that forms key features in the local / wider landscape</p>
 <p>4m between polytunnel & field boundary / feature Where tunnels are adjacent to wide farm tracks, open areas or divide fields in areas of lowest sensitivity - to allow visual and physical separation between tunnels and adjacent field boundaries to respect field patterns</p>	 <p>15m between polytunnel & Public Right of Way To avoid close up views of tunnels and therefore perceived loss of amenity</p>
 <p>NO POLYTUNNELS IN THESE AREAS. (Minimum 50m clearance from properties)</p>	

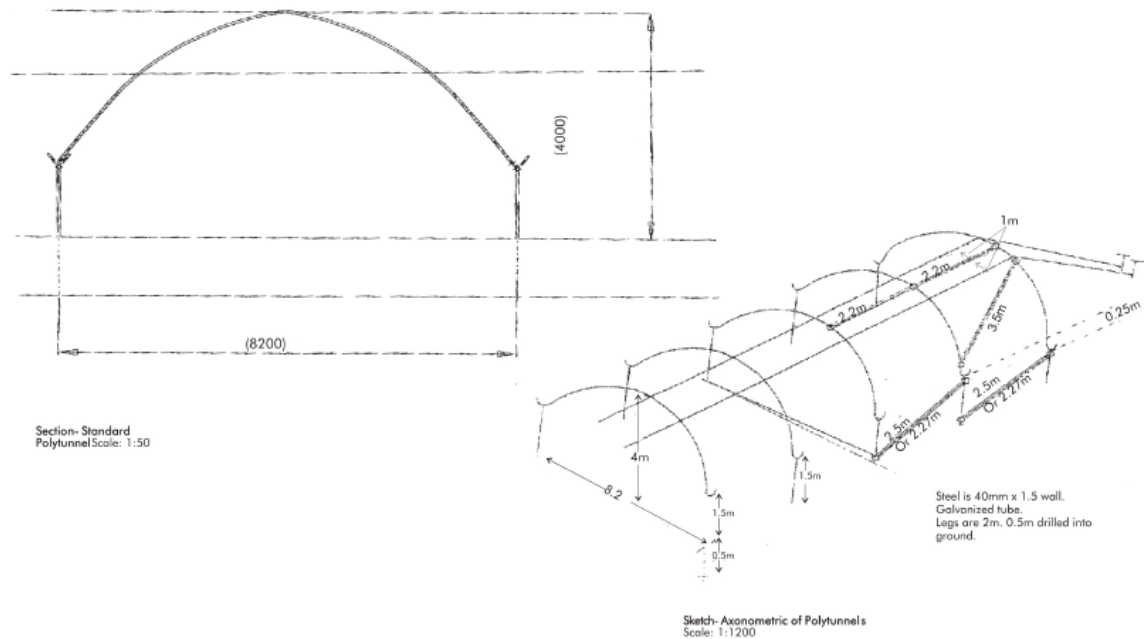
Proposed Summer Locations



Proposed Winter Locations



Proposed Polytunnel Elevations and Sections



5. Relevant Planning History

Reference	Proposal	Decision
WA/2019/1182	Erection of an agricultural building (as amplified by email received 22/08/2019)	Full Permission: 30/08/2019
WA/2016/0177	Change of use of agricultural land for siting of caravans for occupation by agricultural workers together with associated works (as amplified by emails received 23/03/2016 and 29/03/2016).	Full Permission: 13/01/2017
WA/2013/1755	Application under Section 73A to vary Condition 4 of WA/2011/0014 (restricts polytunnels) to allow retention of polytunnel legs.	Full Permission: 24/12/2015
WA/2012/0545	Application under Section 73A to remove Condition 1 of WA/2008/1734 (for the continued siting of mobile homes/caravan used in connection with farm) (as amplified by emails dated 28/05/2012, 14/06/2012 and 18/06/2012).	Full Permission: 26/11/2012
WA/2011/0014	Variation of Condition 3 of WA/2007/1962 (for erection of up to 20ha of polytunnels)	Full Permission:

	on a rotational basis within defined areas on the 190ha agricultural holding) location of polytunnels (as amplified by Landscape and Visual Issues report received 13.02.2011).	06/04/2011
WA/2009/0889	Variation of condition 7 of WA/2007/1962 to allow for a revised route of the permissive route known as "Quiet Lane" and to restrict its use to a footpath for pedestrians only. (As amended by letter dated 09.9.09 from Bradbeer Planning Limited, letter dated 24.8.09 from WSP Development & Transportation and drawing numbers 2126/SK/001 Rev A and DHA/558/WB003 and as amplified by email dated 21.9.09.)	Full Permission: 22/09/2009
WA/2009/1827	Construction of a winter storage reservoir. (As amplified by email dated 01.03.10, cross sections received 02.03.10 and EIA comprising Water Resources/Flood Risk & Dam Break Information and Landscape & Visual Effects Report received 05.03.10 and letter dated 16.03.10.)	Full Permission: 14/04/2010
WA/2008/1737	Erection of building of approximately 2680 sqm to provide living accommodation for agricultural workers (scheme 2).	Refused: 02/12/2008
WA/2008/1736	Erection of agricultural building of approximately 1725 sqm for packaging/refrigeration of soft fruit following demolition of existing agricultural buildings. (As amended by plans received on 19.11.08.)	Full Permission: 02/12/2008
WA/2008/1735	Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers. (As amended by email dated 20.11.08).	Full Permission: 29/04/2010
WA/2008/1734	Change of use of agricultural land to use for siting of caravans and mobile homes for occupation by agricultural workers together with associated engineering works (alternative application - scheme 1). (As amplified by email dated 18.11.08).	Full Permission: 29/04/2010
WA/2007/1962	Erection of up to 20ha of polytunnels on a	Full

	rotational basis within defined areas on the 190 ha agricultural holding.	Permission: 28/08/2008
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6. Relevant Planning Constraints

Green Belt – outside of Rural Settlement Area
 Area of Great Landscape Value (AGLV)
 Adjacent to Area of Outstanding Natural Beauty (AONB)
 Nearby Listed Buildings and Historic Parks and Gardens
 Heritage Features
 Flood Zones 2 and 3
 Nearby SNCI
 Ancient Woodland
 Ancient Woodland 500m Buffer Zone
 Wealden Heaths I SPA 5km Buffer Zone
 Wealden Heaths I SAC 2km Buffer Zone
 Section 106 – original agreement in relation to application WA/2007//1962 with numerous variations since.
 Area of High Archaeological Potential
 Footpath 162
 Gas Pipe Line

7. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, ST1, TD1, RE2, RE3, HA1, NE1, NE2, CC1, CC2, CC3, CC4, EE1
- Farnham Neighbourhood Plan 2013-2032/ Godalming Neighbourhood Plan (made August 2019): N/A
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, HE3, HE9, HE10, HE14
- South East Plan: Saved policy: N/A

Other guidance:

- The National Planning Policy Framework 2019 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- National Design Guide (2019)

8. Consultations and Town/Parish Council Comments

Busbridge Parish Council	Parish	<p>Neither object or support but raise the following comments:</p> <ul style="list-style-type: none"> - Scale of increase is daunting to some. - Others support the economic and community benefits. - 20ha of year round coverage controversial to some. - Stronger enforcement of conditions and obligations required relating to planting, windbreak heights and winter down periods. - Buffer zones must be protected. - Traffic considerations must be understood and monitored. - Flood risk not accounted for. - Acknowledgement of charitable work but requests that this is viewed separately to planning matters. - Attention drawn to Ramblers comments.
Hambleton Parish Council	Parish	<p>No objection, subject to suitable addressing of concerns. Also notes:</p> <ul style="list-style-type: none"> - Wish to support local enterprise. - Hambleton a traditional farming settlement. - Acknowledge the requirement for polytunnels to increase yield whilst noting they are not attractive features. - HHP have managed the land well, landscaping it and opening it up via footpaths. - No opposition received to a posting of a neutral article on the village website. - Potential for other land uses if farming became non-viable. - Lists considerations which must be taken into account: Impact on Green Belt and landscape; highways and traffic implications; ecology impacts.
Witley Parish Council	Parish	<p>Supportive of the business but express the following concerns:</p> <ul style="list-style-type: none"> - Highway implication associated with HGVs on Station Lane, including danger to pedestrians. - Request a time restriction on vehicular movements.

	<ul style="list-style-type: none"> - Notable landscape impact from far reaching views. - Importance of maintaining the buffer zones. - Importance of climate change being factored into the assessment.
Waverley Borough Council Environmental Health Officer – Noise	<p>First consultation: No objection subject to condition.</p> <p>Following clarification that no new heat pumps are proposed: No objection.</p>
County Archaeologist	No objection.
Environment Agency	No objection, subject to condition.
Lead Local Flood Authority	No objection.
Waverley Borough Council's Economic Development Team	<p>Support:</p> <ul style="list-style-type: none"> - Soft fruit farming has occurred here for around 20 years. - Substantial employer (including local employment) of around 500 seasonal workers in picking and packing season.
Surrey County Rights of Way (ROW) Officer	No objection or comments.
Surrey County Highway Authority	No objection subject to condition.
Surrey Hills AONB Adviser	Identifies harm to the AGLV and the setting of the AONB that needs to be weighed into the balance when assessing the application.
Ramblers Association	Object but also outline suitable community gain offsets in the form of additional Public Rights of Way or upgrade works to the existing network should permission be granted.
Natural England	<p>No objection regarding impact on the SPA.</p> <p>Expressed concern over landscape impact.</p>

9. Representations

41 letters from 32 addresses have been received raising objection on the following grounds:

General:

- Industrial scale farming.
- Wholly inappropriate
- Application is very vague and does not provide sufficient information to make a decision
- Photographs not an accurate representation.
- Protected zones are not those currently left open.
- 2004 application set the tone and the accompanying Section 106 established control.
- HHP regularly break the terms of the legal agreement.
- Site used as a fruit packing site and dormitory accommodation for workers employed elsewhere.
- This is an industrial site not just a farm
- Lack of enforcement of the terms of the Section 106 agreement.
- Heat pumps unsustainable.
- Plans unclear with regard to buffer zones
- Misleading and contradictory statements
- Farm development was restricted for sound reasons.
- Noise impact from workers and machinery will be worsened.
- Spoil views over the area
- Buffer zones must be retained
- Out of keeping
- Additional staff would be required on site requiring further accommodation.
- Tunnelling effect on footpaths
- Impact on nearby Grade II Listed properties.
- Contrary to DEFRA code of practice for polytunnels in respect of permanence, continual coverage and lack of rotation.
- Creation of hostile environment along footpaths
- No community benefit
- Heating polytunnels through the winter will be hugely unsustainable
- Lack of information about the living arrangements for workers that would be required.
- Lack of information about the sustainability of the proposal
- Contrary to Surrey County Council advice on provision of permanent homes for temporary workers.
- Nothing has changed since the Inspector concluded coverage of a similar scale was unacceptable in 2005.
- The type of farming involves growing crops in containers and could be carried out anywhere
- 15% increase in productivity not worth the significant landscape harm from 3x as much polytunnel coverage,
- The landscape is more suited to pastoral farming of sheep and cattle than the factory farm proposed.
- Views of Ladywell Convent no longer exist

- Increased noise and disturbance from machinery over a longer period
- Approving this application would make a mockery of the planning system
- Destruction of public confidence
- Improvements to footpaths should be provided but not that overlook adjacent properties
- Harm to the setting of adjacent listed properties
- Difficulties in enforceability of proposed measures
- Lack of financial justification
- Ambiguous labelling of fields within the plans
- Lack of clarity regarding allowing polytunnels subject to certain criteria

Flooding:

- Localised flooding
- Increased run off onto Station Lane

Landscape:

- Unnecessary and invasive overdevelopment in the AGLV and Green Belt.
- Landscape blighted by year round polytunnels.
- Overlooked by the AONB
- Loss of visual amenity from footpaths
- Polytunnels not in keeping with the Surrey Hills AONB policy.
- No enhancement of the local landscape
- Passing of time should not make this acceptable
- Harmful in views from Gibbet Hill and Mare Hill
- In the 2005 judgement, the Inspector stated the reflective qualities of the white, clear plastic sheeting would stand out in the landscape.
- Harmful in views from private houses, roads, footpaths and the hills surrounding it
- Importance of safeguarding the landscape for local community and international visitors.
- DEFRA code of practice in landscape invariant – screening does not mean it does not still apply
- Blocking views of then AONB from the farm
- Permanently erected polytunnels should be considered buildings and therefore fail to meet design standards for this area
- Deciduous hedges provide little screening in winter months
- The hedgerows and trees planted to screen views of the polytunnels also remove any long distance views of the countryside
- Tall trees and hedges appear unnatural
- Metal hoops all year round will be devastating to the landscape.

Highways:

- HGVs cause damage to local roads
- Transport data meaningless and incorrect
- Raspberry vernalisation plant and movements not taken into account.
- Increased highway movements
- Current HGV movements are already in excess of what is allowed.
- Developments at Dunsfold and Milford Golf Course will add to the traffic.
- Station Lane is signposted as unsuitable for HGVs
- Resultant impact of additional workforce
- No comment on traffic movements between different HHP sites including the one in Eashing
- Extension of the growing season will lead to HGVs using the surrounding roads in the dark.

7 letters from 6 addresses have been received expressing support for the following reasons:

- Joy to watch the farm at work
- Ecological improvements such as hedgerows are a significant benefit
- Crucial to protect climate and environment which this scheme will help through increased UK based production
- Ladywell Convent's name should not be put against any objections
- Farm is a generous contributor to the local community
- Eco-friendly farming reducing reliance on carbon heavy imports
- Workers are well looked after
- Tunnels are symptomatic of the times we live in
- Before HHP took over, Tuesley Farm was unattractive and barren
- Compromise is necessary if we want soft fruit all year round without transporting it from other countries
- Balance necessary between modern farming methods and lifestyle
- Partnerships exist with the local community bringing benefit
- New footpaths have been created and maintained
- New hedgerows created and maintained
- Previous failures to comply with restrictions not a ground to refuse
- Traffic impacts are from expanding local population and not Tuesley
- Polytunnels are a necessary tool of the trade
- Significant improvements through planting trees, hedgerows and flood management
- HGVs are driven carefully and slowly,
- Fully support British farming
- Retention of the hoops between seasons is a logical approach
- Support conditional on successful implementation of traffic management and lack of polytunnels along Station Lane

Planning Considerations:

10. Impact on the Green Belt

The site is located within the Green Belt outside any defined settlement area. Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated.

Certain forms of development are considered to be appropriate, and will be permitted provided they do not conflict with the exceptions listed in paragraphs 145 and 146 of the NPPF.

Local planning authorities are required to give substantial weight to any harm which might be caused to the Green Belt by the inappropriate development.

Paragraph 83 of the NPPF 2019 sets out that, inter alia, planning decisions should enable sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings. Policy RD10 of the Local Plan states, inter alia, that proposed agricultural development should be reasonably necessary for the purposes of agriculture, horticulture or forestry.

Paragraph 145 of the NPPF 2019 states that the erection of buildings for agricultural and forestry should be regarded as appropriate in the Green Belt. The site comprises an established agricultural business, and it is considered that the proposed polytunnels would comprise structures which would serve an agricultural use.

Overall, the proposal is considered to represent appropriate Green Belt development that would be in accordance with Policy RE2 of the Local Plan 2018 (Part 1).

11. Agricultural Development

Retained Policy RD10 of the Local Plan 2002, sets out that permission will be granted for agricultural, horticultural or forestry related development provided that:

- a) *The proposal is related to and located on an existing agricultural unit, and is reasonably necessary for the purposes of agriculture, horticulture or forestry within the unit.*

Tuesley Farm is an established agricultural business and it is therefore considered that this element of retained Policy RD10 would be accorded with. The remaining criteria of this policy will be addressed within the following sections of this report; b) and c) relate to the visual impact and therefore are addressed within the design and visual amenity section. Criterion d) relates to noise implications and is addressed within the impact on residential amenity section and e) and f) relate to traffic generation and access so will be addressed within the impact on highway safety section of this report.

12. Planning history

The planning history is a material consideration.

Tuesley Farm has an extensive planning history, including enforcement action and subsequent inquiries. This section however, will detail the planning history starting with the 'original permission' granted under WA/2007/1962.

WA/2007/1962 granted permission for 20ha of polytunnels on a rotational basis within defined areas across the 190ha site. Imposed on this permission were obligations on the applicant, including to submit annual plans to the Council highlighting where polytunnels were to be placed in the forthcoming season.

Other obligations brought about through this permission included:

- Not to erect polytunnels on fields not deemed suitable within the landscape masterplan; not to erect cloches, rain covers or polythene sheeting other than that less than 300mm above the ground; not to erect polytunnels or the hoops on more than 20ha at any one time.
- Submission and successful implementation of a planting scheme and landscape management plan,
- To submit a Right of Way scheme for approval,
- Removal of Permitted Development rights with exceptions as set out;
- That if the business ceases to operate or the permission is no longer operating then fresh permission would need to be sought before recommencing.

This permission, and the accompanying Section 106 legal agreement, has been varied a number of times:

- WA/2011/0014 granted permission to vary the orientation of the polytunnels in Field 17 to run east-west rather than north-south.
- WA/2013/1755 granted permission to retain polytunnel legs throughout the winter down period of 1st November to 31st January.

A number of other variations to the legal agreement have also been granted, however these related to individual buildings constructed under different permissions, including WA/2010/0454 and WA/2012/0731. The legal agreement was varied to ensure compliance with the clause 10.2.1, that the building to be constructed would be the exception to blanket Permitted Development rights removal, thereby restricting any further development without express planning permission.

13. Impact on Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

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

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

There are a number of heritage assets potentially affected by the proposal. These are listed below along with their significance as identified by the Council's Historic Buildings Officer:

- Busbridge Lakes Grade II Listed Park and Garden.

Historic pleasure ground with several eye catching buildings grouped around the lakes. These were developed from the mid-17th century through to the 19th century as a setting for Busbridge Hall. The area nearest to Ramsden Grange is just grassy parkland and trees but is part of the broader setting of the pleasure grounds.

- Tuesley Manor Grade II Listed Building

16th century dwelling house extended and re-clad in the 17th and 19th centuries. Sandstone rubble exterior with some ironstone galleting, brick

dressings and angle quoins. Some later brick dressings to windows with a plain tiled roof.

- Crowts Grade II Listed Building

16th century farmhouse with a potentially earlier core, extended within the 18th century. Timber framed building to the centre left on a rubble stone plinth.

- Crowts Barn Grade II Listed Building

18th century timber framed and clad barn, subsequently converted into a dwelling. Five framed bays with double opposing doors to centre.

- 3 & 4 Tuesley Farm Cottages Grade II Listed Buildings

16th century dwelling subdivided into two. Timber framed and clad in colour washed roughcast with a slate roof.

- Ladywell Convent (formerly Tuesley Court) Complex of Grade II Listed Buildings

Originally built as a large country house in 1910 by Sir Guy Dawber converted to a convent in 1956 with some later 1960s additions. Bargate rubble stone with red brick dressings and a plain tile roof.

- Hydestile Farmhouse Grade II Listed Building

17th century dwelling with a possibly earlier core. Timber framed and clad in galleted Bargate stone with brick dressings and plain tile roof with hip to front range.

- Hydestile Barn Grade II Listed Building

17th century timber framed and clad barn on a sandstone and brick plinth. Weatherboard cladding and plain tiled roof. Set at a right angle to the street with four framed bays with opposing double waggon doors.

- Tuesley Farmhouse and barn potential Building of Local Merit

Late 19th century farmhouse with potentially 19th century timber clad barn are prominent features along the lane.

- Roysted potential Building of Local Merit

Post World War 1 dwelling house designed by Haslemere architect Annesley Brownrigg.

- Heritage Features:

Partly intact small agricultural lime kiln, derelict well within Shadwell Copse; Tuesley Pond with collapsed brick dam; former long pond dammed at the northern end near the reservoir and the water wheel inside a small brick building beside the stream below Golsey Cottage.

Tuesley Farm Cottages, Tuesley Farmhouse and nearby barn are the buildings most affected by the polytunnels and the farm enterprise. However, the present proposals will have little increased direct visual impact.

Other nearby heritage assets are, to varying extents, intervisible with the polytunnel developed area. To a large extent the visual impact relates to the erosion of their traditional open rural setting.

It is considered that the effect on heritage identifies with, and should be considered equivalent to, the effect on the AGLV, AONB and wider countryside.

Any increase in polytunnel coverage will thus have a degree of impact. There may, further, be an impact if tunnels remain standing through the winter months. At present, annual re-erection ensures that they are kept in good order. Otherwise, it will be necessary to ensure that they are kept in good visual, not merely adequate functional, repair.

In light of the above, the proposal would lead to a limited level of additional, less than substantial harm to the significance of the heritage assets and as such, would fail to preserve the special interest of these. As such, there is a presumption against granting planning permission. Harm to the significance of heritage assets must be weighed against the public benefits of the proposal with great weight attributed to the conservation of any assets irrespective of the level of harm identified. Less than substantial harm, as identified here, should also be weighed against securing the optimum viable use of the buildings. For non-designated heritage assets, such as the potential Buildings of Local Merit, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.

In this instance, the proposal provides public benefit in the form of support for a thriving local business and the need for it to remain competitive on a

national and international scale. Supporting information submitted with the application details how the cost of raw materials and living wages has increased alongside demand and quality expectations, with prices largely stagnating. In order to remain sustainable, both annual yield and efficiency are required to improve.

The supporting Economic Statement expands on this, setting out how the increasing length of the picking season will provide an additional 55,000 hours of work, ensuring the business is a better proposition for employees, increasing retention of high calibre workers. 500 staff live on site for 20 weeks of the year, spending £1 million in the local area. Increased yields will allow for retention of staff over a longer period, meaning more spending in the local economy and greater charitable contributions.

Overall, whilst great weight has been given to preserving the significance of the heritage assets, Officers consider that the public benefits brought about through supporting the local business are sufficient to outweigh the identified harm. The proposal would therefore be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan 2018 and retained Policies HE3, HE9 and HE10 of the Local Plan 2002.

14. Design and impact on visual amenity and landscape character

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.

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

Tuesley Farm currently benefits from planning permission for 20ha of polytunnels that can be erected on site, with the hoops and covers bring removed during the 'winter down period' of November to January inclusive. These polytunnels may be placed on any 20ha within a defined range of fields, deemed to be acceptable by the Council at the time of the 2007 permission. Those fields not deemed suitable for polytunnels included those closest to residential properties, around the edge of the farm, ensuring a 'buffer zone' was maintained.

The proposal seeks to retain 20ha of polytunnels all year round, with 5.6ha of those being heated by pumps, drawing heat from the on-site reservoir. These fields are those closest to the reservoir and the farm buildings complex, field nos. 6 and 8. The remaining 14.4ha of polytunnels to remain year round would be unheated and would be sited on fields identified as suitable for winter coverage. These field nos. are 2, 4a, 5a, 7, 10a, 11, 12, 13, 14 and 15. These fields would be used all year round but on a rotational basis, with no more than 14.4ha of unheated polytunnels remaining through the winter down period.

A further 40ha of polytunnels are proposed in fields identified as acceptable, those being 1a, 1b, 2, 3a, 3b, 4a, 4b, 4c, 5, 6, 7, 8, 9, 10a, 10b, 11a, 11b, 12, 13a, 13b, 14a, 14b, 15, 16a, 16b, 17, 18a, 18b, 20a, 20b and 22. This area covers 74.16ha that will have no more than 40ha of polytunnels present on a rotational basis. Hoops are proposed for retention through the winter down period on those fields that are to be used again in the following season.

The maximum coverage of polytunnels in the summer period would be 60ha, reducing to 20ha in the winter down period.

The polytunnels to be used are the same as those already on site, 4m in height with a total width of 7.2m covered in white plastic.

A Landscape and Visual Assessment (LVA) by Huskisson Brown Associates has been submitted with this application in support of the proposed development which assesses the impact of the proposal on the surrounding landscape. The Council commissioned an independent review of this document which has been undertaken by LVIA Ltd. This review had the following brief:

- *Prior to the submission of the LVA to meet with the author of the report to walk the site and its surroundings to agree locations of representative viewpoints.*
- *Advise whether the LVIA has been carried out in an appropriate manner in accordance with the Guidelines for Landscape and Visual Impact Assessment third edition (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment.*
- *Advise whether the findings of the LVIA are reliable and can be supported.*

The views of the Surrey Hills AONB Adviser have been sought on this application with regard to the potential impact on the adjacent AONB. The Council's Tree and Landscape Officer has also been consulted. The views of

each will be summarised below, including those within the independently reviewed LVA before an overall assessment is made.

AONB Adviser

The existing polytunnels are visible when travelling north along the A3 after leaving the Hindhead Tunnel as well as from Gibbet Hill, Hindhead, and other AONB viewpoints. The proposal would result in extensive coverage between April and October, with existing polytunnels already influencing the public perception of the landscape. The proposed increase in polytunnel coverage would compound any visual harm and the smooth texture and white colour results in the tunnels appearing as stark features within the landscape.

It is considered that the increased coverage would spoil the setting of the AONB, in contradiction to the Surrey Hills AONB Management Plan Policy P6 and Local Plan 2018 (Part 1) Policy RE3.

Notwithstanding the harm identified, it is recognised that Tuesley Farm has become well established and there are economic, viability, employment and other considerations that must be weighed into the balance.

Tree and Landscape Officer

Landscape planting that has been undertaken, established and seemingly maintained in good order has enhanced the former somewhat denuded site and has had many benefits in terms of aesthetics, biodiversity and landscape rejuvenation. This has all taken place and become established since the original permission granted in 2007 and represents a maturing of the landscape. Deciduous planting is used along site boundaries, including with PROWs which naturally drop leaves in winter allowing for more views through and therefore making polytunnels during this time more visible.

Whilst the landscaping has evolved and matured, it remains indigenous, deciduous planting and therefore during times of leaf drop in particular, the plastic structures would appear as blots on the landscape which must be weighed into the planning balance.

Landscape and Visual Assessment (LVA)

The LVA submitted with the application concludes that the proposal would not fundamentally alter the intrinsic character of the landscape. Vegetation, including boundary hedges, would be retained and enhanced to aid screening at the local level. The boundary with the AONB to the east is respected with a buffer zone of fields 21, 23, 25 and the portion adjacent to field 19 remaining

polytunnel free. Winter polytunnels are proposed to be located within those fields closest to the farm complex and those with the lowest prominence.

The local landscape susceptibility is considered to be *low-medium* with the wider landscape character and setting of the AONB seen to have a *low* susceptibility. At the site scale, the proposal is considered to represent limited change in character. Polytunnels are already a feature of the site and are therefore not considered to be out of keeping or uncharacteristic of a working agricultural site, seen within the context of other agricultural paraphernalia, including netting, irrigation lines, plant containers, posts and wires. The eastern boundary buffer with the AONB is largely unchanged. The impact at a local level on Day 1 is considered to be *Minimal Adverse*, falling to *No Effect* after 15 years.

During peak coverage, when up to 60ha of polytunnels may be erected on site, this would leave up to two thirds of the 190ha site uncovered, embedded within the existing landscape structure that is to be enhanced and further maintained.

Long distance views are gained from sites within the AONB but this is considered to be as a relatively minor component of a larger scale panorama view. The proposal is seen to constitute a very minor alteration in coverage in these long distance panoramas that would not materially alter the landscape character or quality. The retention of polytunnel hoops is considered to be negligible change in longer distance views. The long distance impacts are considered to be *Minimal/No change* at both Day 1 and after 15 years.

Overall, the submitted LVA concludes that the proposal would result in a *Minimal* impact on the character of the landscape. This is defined as causing “...a barely perceptible deterioration or improvement in the visual appearance”.

Independent LVIA Review

As set out above, the submitted Landscape Visual Assessment was independently reviewed. The conclusions of the review are as follows:

- *The LVIA methodology is broadly in line with the guidelines outlined in the GLVIA3 (3rd Edition of the Guidelines for Landscape Visual Impact Assessments)*
- *The information provided allows a reader to consider the points and follow the process of appraisal used.*

- *Although some additional clarification on some minor points would be useful, the landscape outcomes as assessed with the LVA are considered to be reasonable.*

On the basis of the above, it is considered that the detailed findings of the LVA weigh heavily in favour of the proposal. In weighing these conclusions into the planning balance along with the views of the AONB Adviser and the Tree and Landscape Officer, it is considered that the proposal would result in an impact on the landscape both at the local scale and in the wider landscape setting of the AGLV and the AONB. These impacts are considered to be most prominent at the local level however, this is mitigated through viewing the polytunnels within the immediate context of the working agricultural farm.

Wider views of the site would be gained from surrounding viewpoints, and whilst the proposed increase would likely compound any impact, polytunnels do already form part of the view for a large part of the year within panoramic views. This impact is not considered to be so harmful as to spoil the setting of the AONB or the AGLV.

Minimal landscape harm is identified as a result of the proposal, both through introducing polytunnels at times of the year when there are currently none and through the increase in peak coverage from 20ha to 60ha. This harm will be weighed into the planning balance at the end of this report.

15. Impact on residential amenity

The design of new development should ensure that the privacy enjoyed by neighbouring occupiers is not materially impacted upon. Design should also ensure that there is no harmfully overbearing impact or a material loss of light received by habitable spaces of neighbouring occupiers.

The Council's Environmental Health Officer has also been consulted with regard to potential noise nuisances associated with the proposal.

Retained Policy RD10, part d), of the Local Plan 2002 sets out that permission would be granted for agricultural, horticultural or forestry related development provided that:

- d) the proposal would not give rise to significant noise and disturbance to the occupiers of nearby residential properties or otherwise adversely affect residential amenities, for example by reason of dust, odour or effluent;

The proposal is supported by drawing no. 558E/HBA/009 Rev A, titled Polytunnel Buffer Zones, which clearly sets out the areas of Tuesley Farm that

are to be kept clear of polytunnels. A buffer zone of no less than 50m is to be maintained along Station Lane, Station Road and for those part of Hambledon Road abutting the site. Whilst a minimum distance of 50m is stated as a buffer between polytunnels and residential dwellings, in practice this is rarely less than 85m. Along Station Lane, Station Road and Hambledon Road, the closest that polytunnels would be to residential dwellings is approximately 134m away. Clock Barn Farm would be closer at approximately 125m but would benefit from a copse of trees between it and field 17.

The above separation distances, as well as the nature of the polytunnels – that being single storey plastic covers on a metal frame – is considered to ensure that there would not be any materially harmful overlooking, overbearing impact or loss of light experienced by neighbouring occupiers as a result of the proposal.

The Council's Environmental Health Officer initially requested a condition requiring the submission of details of any new heat pumps to ensure that these would not result in a detrimental impact. It has since been clarified that no new heat pumps are proposed as part of this application and therefore the condition is not necessary. No other concerns are raised from a noise perspective, as the farm remains a working agricultural premises with machinery and workers already present throughout the year.

It is also considered that there would be an impact on views from private dwellings associated with the increased polytunnel coverage. It is pertinent to note that the right to a view is not a material planning consideration and therefore would not be reasonable grounds to refuse planning permission outright. Notwithstanding this, it is considered that the views do form part of the wider landscape impact. Specific viewpoints considered within the Landscape and Visual Assessment submitted in support of this application, were agreed to ensure an appreciation of private views was also taken into consideration. This is set out in the relevant section above.

Overall, the proposal is considered to be acceptable with regard to the impact on residential amenity and is therefore in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1, D4 and RD10 of the Local Plan 2002.

16. Economic Justification

Paragraph 83 a) and b) of the NPPF 2019 set out that planning policies and decisions should enable, inter alia:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*

A supporting economic justification statement submitted with this application sets out how Tuesley Farm is an established rural business providing soft fruit at the quality end of the retail market, supplying customers such as Waitrose and Marks and Spencer's.

500 part time staff are currently employed at the site, as well as 128 full time staff. Of the £14.2 million annual turnover, £3 million of this is spent with suppliers, 10% of which is local suppliers. Productivity needs to grow alongside wage increases, quality expectations and the cost of raw materials in order for the business to remain competitive and sustainable. The polytunnels proposed would allow for a 'smoother supply curve' where the growing season can be extended, achieving commercial yields for an additional two months of the year, reflecting an approximate 15% increase in annual production.

This increase in production is projected to see a resultant increase in supplier spend and labour spend, with a further 12 full time staff required by 2023 and seasonal staff employed for longer, bringing greater spending in the local area, currently estimated at approximately £1 million a year. Alongside this, charitable contributions are projected to increase.

The Council's Economic Development Team has been consulted on this application and acknowledges that the site has been farming soft fruit for around 20 years. It is acknowledged that Tuesley Farm is a substantial employer, quoting figures similar to those above, and a business that is well supported locally. The Economic Development Team is supportive of this proposal. This is to be weighed into the planning balance.

17. Impact on Highway Safety

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

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

The supporting Transport Statement submitted with the application sets out that the proposals will increase the length of the growing season by approximately 2 months, resulting in a 15% increase in annual production. The proposal would not result in a material difference to the crop yield in peak times. The County Highway Authority has reviewed this document and is satisfied that the proposal will not lead to a significant intensification of traffic but rather that it will be extended over a greater period of time in the year due to extended seasons.

The Transport Statement makes reference to a 4.3% increase in HGV movements along Station Lane in the event that the 15% increase in production were to be applied to the farm's busiest period in the summer. As set out above, it is not projected that this would be the case, but this figure would still be well below the 10% threshold for which further consideration of environmental and amenity impacts would become justified.

Sufficient space exists within the site for vehicles to park and turn, enabling them to enter and leave in forward gear. Vegetation should be regularly maintained to ensure maximum visibility splays are achievable at all times.

Overall, the proposal is considered to be acceptable and is in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

18. Effect on the SPA

As the proposed development is for an increased coverage of polytunnels, it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). Natural England has been consulted on this application and does not believe that there would be any Likely Significant Effect (LSE) on the SPA. An appropriate assessment is not therefore required.

19. Effect on the SAC

The proposed development is for an increased coverage of polytunnels it is not likely to result in a significant increase in environmental pollution and therefore would not have a likely significant effect on the integrity of the SAC

in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1) and Policy FNP12 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review). An appropriate assessment is not therefore required.

20. Impact on Archaeology

Retained Policies HE14 and HE15 of the Local Plan 2002 require that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved. These policies are afforded full weight owing to their consistency with the NPPF.

The County Archaeologist has been consulted on this application as the site is well over the 0.4ha extent and includes a small area of High Archaeological Potential. The below ground impact is limited to the supporting frame legs of the polytunnels and these would cause very limited impact on any archaeological remains that may be present. As such, it is considered that trial trenching would be disproportionate and no concerns are therefore raised.

Overall, the proposal is considered to be acceptable and is in accordance with Policy HA1 of the Local Plan 2018 (Part 1) and retained Policies HE14 and HE15 of the Local Plan 2018 (Part 1).

21. Impact on Public Rights of Way (PROWs)

Footpath 162 runs north-south across Tuesley Farm and Bridleway 163 runs north-south along part of the eastern boundary. Footpath 161 also runs south west-north east along a portion of the western boundary.

The Surrey County Council Rights of Way of Way Officer has been consulted on this application with regard to the potential impact of the proposal on the PROWs surrounding and crossing the site. The proposals do not intend to impact upon the PROWs and no objection or further comment was forthcoming. Attention was drawn within the response to comments submitted by the Ramblers Association which set out a number of suggested improvements to the existing PROW network.

It is not considered to be reasonable or proportionate to require the applicant to create further PROWs through the site or to undertake additional works to upgrade the existing PROW network. Notwithstanding this, an informative could be added to any permission granted advising the applicant that, should they wish to undertake enhancement works, the Countryside Access Team at Surrey County Council should be informed.

22. Impact on Flood Risk

Policy CC4 of the Local Plan 2018 (Part 1) sets out that development shall be located, designed and laid out to ensure that it is safe; that the risk of flooding is minimised whilst not increasing the flood risk elsewhere and that the residual risks are safely managed.

The vast majority of the site falls within Flood Zone 1, with a few areas falling within Flood Zones 2 and 3, located around the Shadwell Stream. A Flood Risk Assessment by Bellamy Roberts has been submitted in support of this application which details the current drainage management measures in place at the farm.

The Lead Local Flood Authority and the Environment Agency have been consulted on this application with regard to the potential impact on flood risk. The development will be largely steered towards areas outside of Flood Zones 2 and 3 and would therefore be compatible with the flood zone. Both the Lead Local Flood Authority and the Environment Agency are satisfied that the proposed development would not increase surface water flood risk. The proposed development would therefore accord with the NPPF requirements in relation to flood risk and Policy CC4 of the Local Plan 2018 (Part 1). This is subject to a condition ensuring the development is carried out in accordance with the submitted flood risk assessment documents.

23. Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. A Preliminary Ecological Appraisal with Phase 1 Mapping by The Ecology Co-op has been submitted in support of this application. The Surrey Wildlife Trust has been consulted for a view on the potential impact of the proposal on protected species.

There is a small section of Ancient Woodland in the centre of the site, within Shadwell Copse, with further areas abutting the site to the north east. The majority of Shadwell Copse is also a designated Site of Nature Conservation Importance (SNCI) which is a local designation. The application proposes polytunnels in fields adjacent to this area but it is considered that the small scale of the works, being the erection of polytunnels, would not result in mechanisms of impact on the habitat. It is noted that the farm must continue to be wary of this site throughout the seasons, particularly with chemical run off and leaching of fertiliser. This is already something which needs to be managed already. A Construction Environmental Management Plan (CEMP) has been submitted and is compliance conditioned accordingly. This would

allow some control and assurance that works to erect polytunnels and manage the land would not result in harm.

A Preliminary Ecological Appraisal with Phase 1 Mapping (PEA) has been submitted with specific regard to bats. No existing buildings would be impacted and no trees are to be removed. Bats are therefore not considered to represent a constraint to development, however, as the site represents optimal foraging and commuting habitat, a sensitive approach to lighting is recommended.

The PEA also identified that badger setts are likely to be present nearby, but that the proposal is likely to have a negligible effect on these. Notwithstanding this, construction activities on site should have regard to the potential presence of badgers to ensure that none become trapped in trenches, culverts or pipes.

The PEA considers that the habitat on site has the potential to support Hazel Dormice which are a Protected Species. Whilst it is not considered that Dormice are a constraint on development, these are nocturnal and therefore a sensitive approach to lighting is recommended. An informative is also recommended, drawing the applicant's attention to the fact that a European Protected Species (EPS) Licence would be required for any works that would potentially disturb such species.

It is considered that Great Crested Newts may be present on site. Notwithstanding this, the scale and nature of the proposal, away from the onsite ponds, is considered to ensure that no further surveys are required. As Great Crested Newts are considered likely to be present, a mitigation statement has been submitted and is compliance conditioned accordingly.

White-clawed Crayfish may be present on site as the submitted ecology report notes that the stream is potentially suitable habitat due to its stony substrate and slow flow. Further clarification is being sought on this from the applicant's ecologist to be reported at the meeting.

The site is considered to provide suitable nesting habitat for breeding birds. Development activities such as vegetation or site clearance should be suitably timed to avoid nesting season.

A number of biodiversity enhancements are detailed within the submitted PEA as well as the Landscape Masterplan. These measures shall be implemented and would be made conditional on any permission granted. Furthermore, a Landscape and Ecological Management Plan (LEMP) is proposed to be

submitted within a short timeframe after planning permission has been granted. This would be made conditional on any permission granted.

Overall, the proposal is not considered to result in a detrimental impact on the biodiversity and it therefore sent to accord with Policy NE1 of the Local Plan 2018 (Part 1).

24. Response to Parish Councils and Third Party Comments

Officers acknowledge the comments received from Parish Councils and third parties as set out above.

The vast majority of points raised are considered to have been addressed within the relevant sections of this report, notably comments relating to the impact on the landscape, traffic and highway safety, flood risk, ecology and heritage.

Further comments have been received stating that the detail of the application is not sufficient to make a robust decision and that the photographs within some of the documents do not offer a realistic representation. Further detailed plans were submitted to clarify the retention of buffer zones sensitive areas of the farm and the Landscape Visual Assessment was undertaken following a suitable method and taking into account viewpoints agreed between the author of the LVA and the independent landscape consultant appointed by the Council. This is considered to be wholly adequate for the purposes of determining this application.

Comments have also been submitted suggesting that the applicant, HHP, has not complied with the terms of the existing planning permissions on the site and the associated legal obligations. This is particularly targeted to the removal of polytunnels by the required time, the management of the landscape including the windbreak heights and the number of staff on site. These matters are not relevant in the determination of this application. If breaches of historic permission are occurring, this would be a matter for independent enforcement investigation and does not, in any way, influence the assessment of the current proposal.

25. Conclusion

The proposal has been found to result in limited less than substantial harm to the significance of heritage assets and to result in minimal harm to the visual amenity of the site and the wider landscape character. Harm to heritage assets was balanced against the public benefits of the scheme, including supporting a thriving local business.

An economic justification statement has been submitted with this application, which sets out the current financial breakdown of the business, including labour and supplier expenditure as well as charitable donations. Projections for future growth resulting from the proposal are set out and how the corresponding predicted growth rise of 15% would be reflected in local supplier spend and labour retention and increase. The Council's Economic Development Team are supportive of this application on these grounds.

The application is considered to be acceptable with regard to the impact on residential amenity, highway safety, flood risk and biodiversity and ecology. A number of suitable planning conditions are recommended to be imposed should permission be granted to ensure that requisite measures to mitigate for any further impact are put in place.

When weighing up the planning balance, Officers believe that the public benefits of the proposal, those being the support of a thriving local business which is a significant contributor to the local economy, the continued management of the local landscape and supporting the production of UK grown produce outweigh the minimal resultant impact on visual amenity and the character of the AONB and AGLV. Planning permission is therefore recommended for approval, subject to conditions.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition
The plan numbers to which this permission relates are 558E/HBA/003; 558E/HBA/004; 558E/BA/005; 558E/HBA/006; 558E-HBA-008 and 558E/HBA/009 Rev A. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

2. Condition
The materials to be used in the construction of the polytunnels hereby permitted shall match those in the existing polytunnels onsite, those being white plastic sheeting over metal hoops and legs.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

3. Condition

Within 2 months of the date of the permission full details of the proposed soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved in the first planting season following the implementation of the permission. The soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and wildflower establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme, including the retention of existing landscape features. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and RE3 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

4. Condition

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority within 2 months of the date of this permission. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan and legal/funding mechanisms.
- h) Ongoing monitoring and remedial measures.

i) Number and location of bird and bat boxes

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme in perpetuity.

The approved plan will be implemented in accordance with the approved details.

Reason

In the interest of the character and amenity of the area and to ensure protection of protected species and biodiversity net gain in accordance with Policies TD1 and NE1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002 and the NPPF.

5. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no agricultural building permitted by virtue of Part 6, Class A of the Order shall be erected on the land other than those expressly authorised by this permission.

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and RE3 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

6. Condition

No more than 20 hectares of polytunnels shall be sited permanently on the land and located only within the fields shown on the approved drawings 558E-HBA-005 and 558E-HBA-006 on the site. In addition, no more than 40 hectares of polytunnels shall be located on site only within the fields shown on the approved drawing 558E-HBA-006 during the period from 1st April until 31st October. Outside of these dates the plastic covering only on these polytunnels shall be removed (the polytunnel frames remaining in place).

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and RE3 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

7. Condition
No polytunnels shall be erected within the buffer areas shown hatched on drawing 558-HBA-009 rev.A.

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and RE3 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

8. Condition
Prior to implementation of the permission hereby approved, space shall be laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason

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

9. Condition
The development hereby approved shall be carried out in strict accordance with the details set out within the approved Construction Management Plan, titled CTMP March 2021.

Reason

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

10. Condition
Within two months of the granting of this permission, at least 10 of the proposed parking spaces shall be provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason

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

11. Condition
The development hereby approved shall be undertaken in strict accordance with the details set out within the Construction Environmental Management Plan (CEMP) by The Ecology Co-op dated 24/03/2021 submitted to the Council on 25/03/2021.

Reason

To preserve the ecological interests of the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

12. Condition
The proposed development shall result in no net increase in external artificial lighting. In order to comply with the relevant legislation, any external lighting installed on this development should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series".

Reason

To preserve the ecological interests of the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

13. Condition
Construction activities on site have regard to the potential presence of Badgers to ensure that Badgers do not become trapped in trenches, culverts or pipes. If there are any trenches to be dug, these shall be left open overnight include a means of escape for any animals that may fall in. If any close-board fencing is to be erected as part of the proposals, suitable gaps shall be left underneath to allow Badgers and other mammals to traverse through the site. If any Badger activity is detected, works shall cease and the advice of a suitably qualified ecology sought to prevent harm to this species.

Reason

To preserve the ecological interests of the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

14. Condition
The development hereby approved shall be undertaken in strict accordance with the measures set out within the Great Crested Newt Mitigation Statement submitted to the Council on 25/03/2021 contained within the Construction Environmental Management Plan (CEMP) by The Ecology Co-op. Should any Great Crested Newts be discovered during construction, which are likely to be affected by the development, works will cease immediately. The applicant will then seek the advice of

a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

Reason

To preserve the ecological interests of the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

15. Condition

The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Reason

To preserve the ecological interests of the site in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

16. Condition

The development hereby approved shall be carried out in strict accordance with the submitted flood risk assessment (Proposed Changes to Poly tunnel Coverage and Timescales at Tuesley Farm, Milford GU7 1UG by Bellamy Roberts (Nov 2020) reference GDB/5471/FRA.1) and the following mitigation measures it proposes:

- all polytunnels to be located within Flood Zone 1.

Reason

To reduce the risk of flooding to the proposed development and elsewhere in accordance with Policy CC4 of the Local Plan 2018 (Part 1).

17. Condition

No cloches, rain covers or polythene sheeting shall be erected on site with the exception of polythene sheeting less than 300mm above the ground.

Reason

In the interest of the character and amenity of the area in accordance with Policies TD1 and RE3 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Informatives

1. 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).
2. 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.
3. The applicant should be reminded of the requirement for them to apply for a European Protected Species Licence from Natural England where development activities may disturb European Protected Species such as Bat or Hazel Dormouse or damage their resting places. If European Protected Species or evidence of are found during works, works will cease immediately and the advice of a suitably qualified ecologist sought, including whether a EPS Licence from Natural England will be required to undertake the works.
4. Should any Reptiles be discovered during construction, which are likely to be affected by the development, works will cease immediately. The applicant will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.
5. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

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 2019.