

**Area Planning Committee**  
**Update Sheet – WA/2021/02002 – Windacres Farm**

Updates to the report

Ecology

Paragraph 19 of the committee report (page 24) sets out that at the time of writing the report additional information was awaited in relation to bats (particularly in relation to the trees to be felled on site). This information has been received in the form of a potential mitigation strategy. Surrey Wildlife Trust have reviewed the additional report and are not raising any objection. Surrey Wildlife Trust have confirmed:

*“The Outline Bat Mitigation Strategy outlines the process that will be followed for one tree with moderate suitability to support a bat roost, and covers other possible adverse impacts to bats, which may occur due to the proposed development. We would advise that the Outline Bat Mitigation Strategy is suitable in scope, and requires the completion of the presence/likely absence surveys, as part of the reserved matters application. In addition, a lighting scheme and a habitat enhancement and creation plan are recommended as part of the reserved matters application. We would advise that both the submission of a sensitive lighting strategy and a Habitat Enhancement and Creation Plan will be essential documentation required as part of the Reserved Matters Application.”*

It is therefore proposed that the following conditions be added to the recommendation:

31. Any further reserved matters application shall be supported by further up to date presence/likely absence surveys in relation to bats, this shall include but not be limited to an assessment of all trees on site identified as having moderate potential for bat roosts.

Reason: To prevent harm to protected species, in accordance with Policy NE1 of the Waverley Local Plan (Part 1) 2018.

32. Any further reserved matters application shall be supported by the submission of a bat sensitive lighting scheme and a habitat enhancement and creation plan.

Reason: To prevent harm to protected species, in accordance with Policy NE1 of the Waverley Local Plan (Part 1) 2018.

Additional Neighbour representations

An additional 24 neighbour representations have been received, including one from the Rudgwick Preservation Society.

Officers consider that the main additional points raised within the 23 additional neighbour representations to be:

- Submission of an oblique aerial photograph of the site, Cox Green map dated 1849, photographs of the Sussex Boarder Path and views of the Surrey Hills AONB from the Sussex Boarder Path.
- Appeal was rejected at a time when Waverley did not have a 5 year supply, therefore the application is being made under comparable circumstances. Benefits of the scheme would be reduced and the harms remain.
- The Berkeley development is not adjacent and should not be used to justify the proposal. It is further south.
- Many local services are further from the site than the 1.7- 2km distance referenced in the officer report, such as those in Bucks Green (Village Hall, Playing fields, Skate Park and Tennis Courts). These are all beyond reasonable walking distance.
- Proposal out of keeping with the linear character which was accepted by the previous appeal inspector.
- Regard should be had to the Rudgwick Neighbourhood Plan that seeks to maintain the settlement pattern and avoid coalescence.
- Loss of farmland, particularly due to reliance on wheat grown in Russia and Ukraine.
- The development would not have sufficient parking
- Concerns that some of the properties will be 2.5 storeys in height
- Statement that there would be a biodiversity net gain is not supported by facts
- Owners of the land are using it as farmland and Steam Fair has not taken place for over 5 years.
- There are enough browfield sites to fulfil the Council's obligations
- Biodiversity net gain can only be achieved through loss of further agricultural fields and therefore does not represent a benefit of the scheme.

#### Additional consultee response from Rudgwick Parish Council

Rudgwick Parish Council provided the following additional comments on 6<sup>th</sup> of May 2022:

- Maintain strong objection
- Loss of open countryside in AGLV interspersed with numerous footpaths in area of low housing density with linear settlement pattern.
- Locationally unsustainable with poor non vehicle access to services.
- Rudgwick has proactively planned for necessary housing de elopement and is not so constrained that the development of the site is necessary.

- The scheme has not overcome the Inspectors reasons for dismissal.
- The planning benefits are now reduced.
- The tilted balance was applied by the Inspector in relation to the previous appeal and so is not a new consideration.
- Rudgwick PC and HDC would receive no CIL to provide additional infrastructure in Rudgwick.
- The development of the site would create a governance boundary issue, being part of Rudgwick but administratively separate.
- The Council's instructed landscape witness continues to consider that the scheme will result in landscape harm.

#### Additional recommended informative

##### 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 7 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](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.uk)

#### Revised recommendation with regards to conditions/informatives

Given the additional two conditions and one informative outlined above the recommendation is therefore for approval subject to conditions 1-32 and informatives 1-9, as set out in the published agenda and above.