

WA/2022/02941 – Erection of 3 detached dwellings with associated vehicular access, parking and garden space following demolition of all existing buildings and structures, at HELEN ARKELL DYSLEXIA CENTRE ARKELL LANE FRENHAM FARNHAM GU10 3BL

Applicant: L Brooks - Red Squirrel Homes Limited
Parish: Frensham CP
Ward: Frensham, Dockenfield and Tilford
Grid Reference: E: 484575
N: 142356
Case Officer: Tracy Farthing
Neighbour Notification Expiry Date: 18/12/2022
Expiry Date/Extended Expiry Date: 17/01/2023
Committee Meeting Date: 14th June 2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Site Description

The application site consists of the former Helen Arkell Centre. The site has been occupied and managed by the Helen Arkell Dyslexia Charity since 1987. The organisation has since moved to alternative, more suitable premises in Farnham.

The application site is located on the western side of Frensham Road, accessed via a lane that follows the eastern boundary of the site before turning west towards the existing buildings.

The buildings and structures on site are predominantly located towards the southern end of the site, with Websters Yard and its associated buildings, structures and open storage lying to the west. The existing car parking area lies to the north of the buildings.

The existing buildings vary in date, age and form. The primary building is set over 2 floors, with wings to the west and east. There are several additional ancillary buildings and structures around the main building, with a mature, tall, hedge defining the southern boundary. To the west, Websters Yard benefits from B8 storage Use and is accessed via a five bar gate that leads from the car parking area. This yard includes a variety of buildings and structures as well as areas for open storage.

The levels on site vary, dropping in a southerly direction. The paddocks to the north of the existing buildings (and beyond the application site) are generally around 2m above the ground levels of the existing parking and buildings (and 3m in relation to the ground levels along the southern boundary) rising up to 12m above the general

level of the application site at the most northern end. Websters Yard to the west is set around 3m below the paddocks.

2. Proposal

Full planning permission is sought for:

The erection of 3 detached dwellings with associated vehicular access, parking and garden space following demolition of all existing buildings and structures.

Plots 1 and 2 would provide two storey dwellings orientated on a largely north-south axis with the fronts facing towards the southern boundary and rear gardens extending to the north, but not beyond the extent of existing hardstanding on site.

Plot 3 would be sited on a west-east axis, with the front facing towards the central area, forward of Plots 1 and 2. It would be single storey in form with accommodation in the roof space.

The existing extensive parking area would be removed and the access drive realigned to run along the southerly boundary, providing access to all 3no. units.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2021/0424	Certificate of Lawfulness under Section 192 for change of use from Use Class B8 (storage) premises to Use Class B1 (office).	CERTIFICATE GRANTED 15/07/2021 Not implemented
WA/2019/0201	Certificate of Lawfulness under Section 191 for continued use of portacabin for a period of more than 10 years.	CERTIFICATE GRANTED 28/05/2019
WA/2015/2393	Certificate of Lawfulness under Section 191 for the use of the yard and buildings for storage of plants, machinery, garden landscaping materials, general materials used in garden and landscaping and parking of vehicles in connection with the landscape and gardening business.	CERTIFICATE GRANTED 24/02/2016
WA/2005/0637	Retention of a portable building for a temporary period.	GRANT 16/05/2005

Reference	Proposal	Decision
WA/1999/0215	Siting of a portable building for a temporary period.	GRANT 26/04/1999
WA/1996/0294	Erection of detached building.	GRANT 02/04/1996
WA/1993/0953	Erection of a timber shed.	GRANT 17/08/1993
WA/1993/0011	Alterations to existing open fronted storage area to provide additional accommodation.	GRANT 10/02/1993

4. Relevant Planning Constraints

Green Belt outside any defined settlement
AGLV
TPO groups 21/22
Wealden Heaths I SPA 1km Buffer Zone
Wealden Heaths SPC 2km Buffer Zone
Thames Basin Heaths 7km Buffer Zone
Ancient Woodland 500m Buffer Zone
Adjacent to Conservation Area

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, RE2, RE3
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM3, DM4, DM5, DM9, DM11, DM14, DM15

Other guidance:

- The National Planning Policy Framework 2021 (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)
- Frensham Village Design Statement (2008)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Frensham Council	Parish	Objection on the basis that the development as it stands doesn't provide sufficient screening to support the
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	proposed development due to excessive tree removal prior to application
Environmental Health	No comments to make

7. Representations

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

- Pre-emptive tree felling and harm to the existing landscape
- Overlooking and loss of privacy to neighbouring properties to the south
- Increase in traffic noise, pollution, disturbance and a loss of privacy from the proposed new access
- Impact on ecology, particular reference to bats
- Out of keeping with the area
- The dwellings would be intrusive on the landscape and neighbours
- Disruption during construction
- The demolition of the main building would be detrimental to the historical importance of the Hollowdene Estate (The application building the original Coach House)
- The demolition of the building is not sustainable and alternatives scheme should be considered to re-use the building
- Increase strain on local services

1 neutral letter has been received stating:

- Additional large houses are not needed and smaller more affordable houses are required with a lesser carbon footprint

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

- The proposal would bring the site back into positive use.
- The proposed dwellings are in keeping with the area
- Proposal provides much needed family dwellings
- The application is small scale seeking only 3 dwellings on a large 10 acre plot.
- Traffic movements would be greatly reduced
- The development would enhance the surroundings
- A balanced and reasonable proposal reflection policy requirements
- The scheme would enhance the setting of the Hollowdene Estate

Amended plans were submitted and the neighbours were notified by letter on 12th May. Following this 2 of the above objectors, from 1 address, wrote to maintain their objections.

8. Planning Considerations:

9. Lawful Use of the Site

Whilst it is clear from the history of the site that the predominant use of the site, up until recently, has been Class E, former Class D1 (non residential institution) use, also pertinent to this application submission is a granted Certificate of Lawfulness for the continued use Websters Yard for the use of the yard and buildings for the storage of plants, machinery, garden landscaping materials, general materials used in garden and landscaping and parking of vehicles in connection with the landscape and gardening business (WA/2015/2393). The Council considers the lawful use of Websters Yard to be Class B8 (storage and distribution). However, it is noted that the change of use of this area to former B1 use (business), now Class E has been approved (WA/2021/0424).

10. Loss of Commercial/Industrial Land

Policy EE2 of the Local Plan (Part 1) supports the change of use of commercial premises where there is no reasonable prospect of continued employment use.

It is noted that the site does not fall within any of the sites specifically identified in Local Plan Part 2: Site Allocations and Development Management Policies, but the site does include a former B8 use, (unimplemented B1 use) on part of the application site.

Policy EE2 deals with protecting existing employment land, with paragraph 10.32 noting this refers to uses falling within Use Classes B1a-c, B2 and B8. Since the adoption of the Local Plan, the Use Classes Order (and associated General Permitted Development Order) has been updated, with the former B1 Uses now falling within Use Class E.

The second paragraph of policy EE2 offers stronger support for changes of use where there is an identified need for new homes subject to there being no strong economic reasons why such a development would be inappropriate. As the Council is unable to demonstrate a 5-year housing supply at present, and given the location of the site and the fact that that it is not a key identified employment site, it is considered there would be no conflict with the development plan when read as a whole.

11. 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 149 and 150 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.

Exceptions set out in the NPPF include:

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal does not represent infilling. The proposal does not include affordable housing. Therefore, the redevelopment must:

- a) Be a partial or complete redevelopment on land that officers consider to be previously developed land and;
- b) not have a greater impact on the openness of the Green Belt than the existing development.

The NPPF 2021 defines previous developed land as:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings’.

As the land subject of this application submission is considered to be in a mixed Class D1 (non residential institution)/Class B8 (storage and distribution) use with associated structures, the site falls within the definition of previously developed land as defined within the NPPF 2021.

Policy DM14 of LPP2 addresses Green Belt development and sets out guidance on how to assess whether a particular scheme would impact upon the openness of the Green Belt; Policy DM14(d) states:

“d) Whether a development preserves the openness of the Green Belt will be assessed by taking into account the following factors:

- i. The scale, mass, height, and volume of development which is proposed;*
- ii. The degree of activity likely to be generated, including traffic;*
- iii. The duration of the development, and its remediability.*
- iv. The extent of existing development on the site.”*

The table below identifies the GEA of the existing buildings on the site. The buildings total 646sqm. The buildings volume total 2321.4m3

Building 1	390.8
Building 2	17.1
Building 3	29.1
Building 4	22.4
Building 5	7.4
Building 6	76.6
Building 7	14.9
Building 8	40.5
Building 9	11.9
Building 10	36.0
Total:	646.7

The GEA of the proposed dwellings area below:

Plot 1	213.2
Plot 2	213.2
Plot 3	160.5
Total:	586.9

The volume of the proposed dwellings would be 2094.7m³.

The proposed development would see a reduction of 10.2% GEA and 10% reduction in the volume of buildings on site. Numerically, this would indicate that the proposal would, spatially, have less impact upon the Green Belt than the existing buildings on site.

Visually, the form of the existing development, two defined areas of built form; the main building and outbuildings and Websters Yard would be altered quite significantly. The proposal would see the built form disperse and three buildings would replace the two. Plots 1 and 2 would be located slightly north but remain in the approximate area of existing built form and hardstanding. Plot 3 would be located in the approximate location of Websters Yard, albeit slightly further south west.

Plots 1 and 2 are of the height and scale relative to the existing main building, being 2 storeys in height, whereas Plot 3 would be of a lesser height due to being situated in an elevated position and taking into account the more modest scale of the existing buildings forming Websters Yard.

Whilst the proposal introduces properties that are taller, in part, than some structures on site, they have significantly reduced footprints and are spaciouly arranged. The layout ensures that space around the dwellings is meaningful and contributes to the spaciousness of the development. It is considered that the scheme visually enhances the openness of the Green Belt.

With regards to activity on the site, the proposal would result in the cessation of 6,000sqft of open storage space, more than 500m² of Use Class E floorspace as well as the removal of large areas of parking. Having regard to the lawful use of the site it is held that 3 dwellings would generate less activity on the site than the lawful uses.

Both the existing and current buildings and uses on the site are considered to permanent in nature. The impact of the proposal in terms of duration and permeability is therefore neutral.

Overall, the proposal is considered to satisfactorily fulfil the requirements of exception (g) of Paragraph 149 of the NPPF and to be in accordance with Policy RE2 of the Local Plan (Part 1) and Policy DM14 of the Local Plan (Part 2).

12. Design and Character

Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023) requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

The site lies outside of any defined settlement and within an Area of Great Landscape Value. Policy DM15 of the Local Plan Part 2 (2023) and Policy RE3 of the Local Plan (Part 1) 2018 seek to ensure new development respects and where appropriate, enhance the distinctive character of the landscape in which it is located.

This site is fairly contained by trees and woodland and does not feature in any particular streetscene. The wider site features open grassed fields with a couple of pockets of trees. These elements are outside of the application boundary and will be retained.

The proposed new dwellings would be located mainly on parts of the site where development exists at present. The proposed dwellings have been designed in order to relate to and respect existing topography and built form on the site.

The design of the dwellings includes brick and roof tile colours, verge and eaves detailing and the inclusion of both brick and tile hanging as well as traditional Surrey vernacular. Plot 1 has gable features on the frontage, a chimney and a porch. Plot 2 features similar gabled elements on the front elevation, but includes render and tile hanging. Plot 3 is of a lesser height than Plots 1 and 2, to be constructed of brick and feature tile hanging. The roof is bulkier in its width but the gable features on the front elevation break up the roof bulk and also relate well to the other two proposed dwellings.

As part of the application extensive areas of hardstanding would be removed and replaced by soft landscaping. The proposal would see an overall hardstanding

reduction of 44%. Residential plots will be laid to lawn and boundary vegetation will be supplemented and enhanced with native species.

The existing access from Frensham Road would be retained and utilised. The existing access drive at the very southern end of the site would be the only part of the drive altered to run along the southern boundary of the site. It would be completed with permeable gravel. All existing boundary hedging would be retained and supplemented with native planting.

The proposal would therefore accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1, DM4 and DM15 of the Local Plan Part 2 (2023) and the Residential Extensions SPD.

13. Impact on residential amenity

The closest residential properties lie to the south of the application site. Four properties are set within a substantial building, with Hollowdene Cottage (approximately outlined in red below) being the closest in terms of built form to the application site. Hollowdene Lodge is outlined in blue on the image below.



The closest elevation of Hollowdene Cottage, to the application site boundary is 14m. This elevation is a single storey projection with no window windows facing the application site. Beyond this, a two storey northern elevation of Hollowdene Cottage, again with no facing windows towards the application site, is located 16.8m from the shared boundary. Where first floor windows do face the application site, they are situated 28m away from the shared boundary.

Plot 1, the closest proposed dwelling, to be sited to the north of these identified neighbours, would be set at a distance of 17.3m from the shared boundary. As such, the dwellings would be separated by a distance of over 30m to the single storey built form of Hollowdene Cottage and over 44m between any facing windows of Hollowdene Cottage or Hollowdene Lodge.

Whilst this application seeks the erection of new dwellings, the Residential Extensions SPD is useful as a guide to identify the instances where overlooking and loss of privacy may be a concern. It states; *“The general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space.”*

The proposal would allow for these distances to be exceeded and it is noted that there is a substantial amount of vegetation and hedging between proposed plot 1 and the neighbouring properties to the south. The landscape plan indicates this hedging is to be retained and enhanced with native planting.

It is acknowledged that further west, where hedging may have provided additional screening, there has been felling and the boundary is open. Officers note the landscaping plan PL06/C, specifically the proposed new boundary screen planting and further note that the Landscape Officer has ensured that the verge is wide enough to enable appropriate growth of any future boundary screening (the applicants have increased the width of this area following discussions with the Council’s Tree and Landscape Officers).

Beyond the screening noted above, Plot 3 would sit at a slightly elevated position than the other 2 proposed new dwellings and its neighbours of Hollowdene. Hollowdene Cottage would be closest to Plot 3, with Hollowdene House being sited to the south, slightly further away.

Plot 3 would sit on the approximate location of the existing storage buildings and be orientated on NNE-SSW axis. It would feature accommodation over two floors with windows on the front elevation at first floor. These windows would face towards the shared boundary and Hollowdene Cottage beyond. Plot 3 is however set 20m back from the shared boundary and there would be 60m between the facing elevations, any facing windows and private amenity space immediate to the rear of the dwellinghouse.

Overall, it is considered that the proposed development would not result in material harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the Local Plan (Part 2) 2023.

14. Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

Policy DM5 of the Local Plan (Part 2) sets out that all developments for new housing should meet, as a minimum, the DCLG's Technical Housing Standards – Nationally Described Space Standard and further identifies what external space is appropriate for dwellings.

The proposed dwellings would exceed the minimum space standards. All would be adequately lit and ventilated and each dwelling features a good standard of amenity space including private rear gardens.

As such, the proposal would be in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

15. Trees and Landscape

Extensive and widespread tree felling has taken place on the site. An extensive TPO was placed on the site on 28th October 2022 (TPO 21/22) to prevent further felling in the interests of public amenity. In addition there has been significant felling on site before the application was submitted that affected the screening tree cover between the application site and neighbouring properties to the south.

Following initial consultation, the Tree and Landscape Officers raised objection and identified a lack of detail within the submission. The developers provided additional information and amended plans in response which sought to overcome the objection raised. The main amendments included increasing the southern boundary buffer to 5m to provide for a more substantial planting scheme with future space for growth and moving the dwellings and driveway away from the root protection areas of trees and woodland.

Following these amendments the Tree and Landscape Officers agreed to the scheme in principle, confirming that, subject to conditions to secure a comprehensive landscaping scheme and tree protection measures.

In light of the above, the proposal would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

16. Effects on SPAs

The site is located within the Wealden Heaths I SPA 1km Buffer Zone and the Thames Basin Heaths SPA 7km Buffer Zone. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPAs in accordance with Policy NE1 of the Local Plan (Part 1) 2018. An appropriate assessment is not therefore required.

17. Biodiversity and compliance with Habitat Regulations 2017

- Ecological Appraisal, WYG, April 2020
- Bat Survey Report Phase 1 & 2, Plan Ecology Ltd, July-September 2020
- Ecological Appraisal Update 2022, Plan Ecology Ltd, July 2022
- Bat Survey Report 2022, Plan Ecology Ltd, July 2022 • PL06/B, Site plan showing indicative hard and soft landscaping and biodiversity enhancements as proposed, 7/2/23
- ARBORICULTURAL REPORT, Dryad Tree Specialists, 8 February 2023
- PL06/C, Site plan showing indicative hard and soft landscaping and biodiversity enhancements as proposed, 05/04/2023
- Technical Note, Plan Ecology Ltd, 10/4/23
- Email commentary from applicant's agent with regards to SWT comments (dated 10/5/23).
- Email dated 31/05/2023 from applicant's agent has provided some commentary with regards to SWT comments upon biodiversity compensation

The above referenced report has confirmed the presence of active bat roosts within the development site and that these roosts would be subject to loss or disturbance as a result of development. Works would therefore be contrary to the above referenced legislation in absence of derogation licensing. Therefore, in the event of any approval of planning permission, the applicant will be required to:

- Obtain a mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing.
- Undertake all the actions which will be detailed in the Method Statement which must support a mitigation licence.

This will ensure that the proposed development is in compliance with the statutory provisions of the above referenced legislation.

In addition to the above, Surrey Wildlife Trust has set out a number of recommendations relating to protected and notable species on site. These shall be secured appropriately via conditions and/or informatives.

Habitat of Principal Importance (HPI)

The access road to the site is immediately adjacent to Deciduous Woodland, which is identified by Natural England as Habitat of Principal Importance for the purpose of conserving biodiversity in England, in line with the provisions of Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. In addition, land within the west of the site is also Deciduous Woodland Habitat of Principal Importance. The ecology report also advises that the onsite Hedgerow qualifies as Habitat of Principal Importance.

The 2020 ecology report sets out that trees and hedgerows are to be retained. However, it is known that extensive tree felling took place in October 2022 - it is not wholly clear whether any of these trees form part of the HPI.

The 2023 arboricultural report states that all trees which were assessed in February 2023 would be retained, which follows felling of onsite trees during October 2022.

Surrey Wildlife Trust believed that the most-westerly part of proposed plot 1's residential garden appears to be included within deciduous woodland HPI. However, it has since been confirmed that the TPO protected woodland lies outside the curtilage of the proposed dwellings (and indeed the red-line as a whole).

Biodiversity Enhancements

As previously noted in this report, there has been extensive felling on the site.

Following initial comment from Surrey Wildlife Trust, the applicant's agent indicated that the scheme is for three new dwellings on a site of less than one hectare and as such is clearly defined as a "small site" for the purpose of Biodiversity Net Gain (BNG) exemption, but that the scheme does deliver a biodiversity enhancement satisfactory and proportionate in line with best practice, and that as such the proposal complies with the ecological enhancements required under the NPPF.

Policy DM1(g) states that development should "follow the mitigation hierarchy set out in DM1 a) to:

- i. avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021. The biodiversity net gain should be compared to the baseline and calculated using the most up to date national Biodiversity Metric;"

Surrey Wildlife Trust has been forwarded the Tree Officers findings regarding the tree felling (the extent as evidenced through site visit in October 2022), in addition to the above referenced documentation, and advise the LPA that a pragmatic approach would be to secure the compensation for the tree loss and habitat through the landscaping condition. The baseline for demonstrating sufficient compensation must be prior to the clearance of the site undertaken in October 2022. Officers consider that under these circumstances, the condition would address this matter.

Subject to the development being carried out in accordance with the submitted details and conditions, the proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Paragraphs 179 and 180 of the NPPF 2021

18. Water and Drainage

There is an existing water main connection to the existing buildings which is going to be reused for the new dwellings. Technical Site Plan PL01/C, shows the details of the foul and surface water drainage (foul connecting to existing foul connection to the south-east corner of the site and surface water going in soakaways as shown).

Thames Water has been consulted on the application and has raised no objection.

The scheme is under the threshold of 10 units which would require to consultation with the Lead Local Flood Authority.

19. Highways

The application site is accessed via Arkell Lane, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

To promote sustainable transport and to reduce carbon emissions the County Highway Authority has recommended conditions to ensure electric vehicle charging and secure cycle storage is provided.

The proposal is therefore in accordance with Policy ST1 of the Local Plan (Part 1) and Policy DM9 of the Local Plan (Part 2) 2023.

20. Sustainability

The proposed construction will provide significant improvements over the latest June 2022 Part L (Energy Efficiency) Building Regulations.

Highly insulated and air-tight buildings have to be mindful of overheating in summer months; indeed this is now a requirement of the latest newly introduced Building Regulation Part O which came into legislation in June 2022. In order to address this, the new buildings have been orientated and designed to reduce the extent of glazing to the south and south-west facing elevations which create the highest risk of overheating in summer months.

As shown on the proposal drawings, photovoltaic solar panels have been included to south-west facing roofs. The inclusion of ten 365W PV panels coupled with a 6kWh storage battery can generate sufficient electricity to dramatically reduce imported electricity requirements. The further inclusion of an iBoost system will allow spare electricity to be used to heat hot water storage cylinders, thereby further reducing the heating load on the air source heat pumps, before exporting excess electricity back to the National Grid.

Section 6.83 of the planning statement states that the proposed dwellings will consider the provision of Air-source Heat Pump systems to provide space heating and hot water. Officers endorse that that dwellings should include this system over conventional reliance on fossil fuels for providing heating and hot water.

In light of the above, the proposed development would accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1, DM2 and DM3 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

21. Conclusion

The planning assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The development hereby permitted shall be begun before the expiry of three years from the date of the permission.

Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2.

The plan numbers to which this permission relates are SL01, SL02, SL03, PL00, PL01 Rev C, PL02, PL03, PL04, PL05, PL06 Rev C and PL07 Rev C. 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 Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted PL08 Materials Schedule shall be made without the prior written consent of the Local Planning Authority.

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 Policies DM1, DM4 and DM15 of the Local Plan Part 2 (2023)

4. Condition:

Prior to the commencement of the development, an Arboriculture Method Statement and scaled Tree Protection Plan in accordance with BS5837:2012 shall be submitted to Local Planning Authority for their prior approval to include;

- o Site specific assessment of soil type to determine influence of retained and planted trees at mature sizes upon the proposed development and accordingly detail of special foundation design as recommended in NHBC Chapter 4.2
- o Detail of location and implementation of soil amelioration methods within available unaffected Root Protection Areas towards offsetting impacts of RPA encroachment of the development.
- o Location detail of demolition and construction activities below and above ground to include access routes, soil and material storage, mixing areas, porta cabins/porta loos and parking areas. Unless otherwise agreed by the Local Planning Authority these shall be placed outside the RPAs and placed 3m minimum distance away from hedgerows.
- o Detail of all ground level changes within 15m of retained and offsite trees
- o Detail of ground protection and weight bearing capacity within RPAs designed to support maximum expected traffic loads according to frequency of use. The ground protection shall be temporary but consists of sturdy and interlocked and secured panels, with a cushioning layer and upon a porous geotextile fabric as a minimum standard.
- o Assessment and measures to mitigate the effects of slope on the movement of potentially harmful contaminants towards or into protected areas, to include temporary ground protection of open ground and contaminant containment/barriers.
- o Detailed specification of facilitation pruning in accordance with BS3998 and/or physical restraints to protect main stems, roots and branches.
- o Plans to show all new and upgraded services and method of their installation such as electric, water, gas, telecommunications/TV/broadband cables, surface/suds and foul water drainage. Cables for electric gates and photovoltaic lights and other utility runs associated with this development should also be included with an assessment upon RPAs.
- o Assessment and measures to mitigate future growth of trees affecting householders garden space, aerals, wifi receivers and photovoltaic panels attached to new development.

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

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The Local Authority shall be provided a minimum of 2 weeks written notice prior to expected commencement of demolition/construction activities.

The written notice shall include visual physical evidence of ground and fence protection in accordance with the AMS and tree protection plan. This information shall be submitted to the Local Planning Authority and if considered appropriate shall provide written approval for the development to proceed.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction in the interests of preserving the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the commencement of demolition and/or development, a set of monitoring requirements shall be submitted to Local Planning Authority for their approval, to include:

- a. Name of appointed arboriculturist/representative responsible for site monitoring
- b. Report structure of the site monitoring of approved tree and ground protection measures
- c. Detail of Monitoring frequency throughout the demolition/construction period
- d. Detail the process for reporting tree damage and method of implementing remediation
- e. Location source/storage of information to acquire contemporaneous site monitoring records
- f. Detail the process to inform the Local Authority of AMS and TPP amendments
- g. Detail the process to inform the Local Authority of AMS/TPP breach and of applied remediation measures to rectify identified/suspected damage

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

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

7. Condition:

Prior to the commencement of the development, a landscape scheme including method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees and future growth impacts upon development in accordance with BS5837 (2012) Section shall be submitted to the Local Planning Authority in writing.

The scheme shall include the following information.

- (a) Scaled plan showing location of new trees, plants
- (b) For new trees annotate on the plan their maximum mature canopy size
- (c) List the species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)

(d) Detail planting pits of trees, include dimensions and associated hardware, their method of support and protection

(e) Provide a method of irrigation, and detail the frequency and dosage rates. This may vary dependant on peak growing times and dry/drought periods.

(f) For restricted hard surfaced areas such as Highways;

a. Maximum soil volumes for planted trees at their mature sizes

b. Detail of specialised underground growing cells/void structures

c. Location of new and existing services, conduits/pipes/cables/drainage/suds. These should be placed outside the influence of growing roots.

d. Detail surfaces to be placed within future growth of existing and planted trees. The surfaces should be appropriate near to trees to allow for some flexibility, root respiration and water percolation.

e. Details of sufficient compensation for trees lost. The baseline for demonstrating sufficient compensation must be prior to the clearance of the site undertaken in October 2022.

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

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part2) 2023.

8. Condition:

Prior to the implementation of the of the approved 5 year landscape scheme (as per condition 6), details of its monitoring and provision of post planting care in accordance with BS8545:2014 shall be submitted to the Local Planning Authority for approval. The detail of the monitoring and post planting maintenance shall include:

a. Contact detail/s of the person/s qualified with resources to undertake the tasks

b. Frequency of regular plant health and condition assessments

c. Regular weed control and mulch application

d. Method of ascertaining soil dryness to determine appropriate increase of irrigation

e. Removal of supports and growing tubes after tree establishment

f. Purchase and plant trees found diseased/dead

The development shall proceed in accordance with the agreed details. The Landscape Scheme shall commence during the next planting season after site access for construction is no longer required and any planting carried out in accordance with the approved details that within a period of 5 years from the date of planting dies, is removed or becomes seriously diseased or damaged shall be replaced with planting of similar size and species within the first available planting season.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

9. Condition:

The Local Authority shall be provided written notice within the first 3 months completion of the 1st years planting. The written notice shall include visual photographic evidence of tree planting in accordance with the approved landscape scheme and 5 year landscape plan.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM1 and DM11 of the Local Plan (Part 2).

10. Condition:

The development hereby approved shall not be first occupied unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and DM9 of the Local Plan (Part 2) 2023.

11. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are 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 a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and DM9 of the Local Plan (Part 2) 2023.

12. Condition:

No building work/construction activity shall be undertaken which is audible outside the site boundary outside the following hours:-

08:00 – 18:00 Mondays - Fridays

08:00 – 13:00 Saturdays

and not at all on Sundays or Public Holidays.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

13. Condition:

No development shall take place until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development.

The CEMP should include, but not be limited to:

- a) Map showing the location of all ecological features, including Deciduous woodland and Hedgerow Habitat of Principal Importance
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

14. Condition:

Prior to commencement, a stag beetle habitat enhancement strategy shall be submitted to and approved the Local Planning Authority. This will need to be prepared by a suitability qualified ecologist and be appropriate to the local ecological context.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

15. Condition:

Immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive.

If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the Local Planning Authority to prevent harm to this species.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

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 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) or contact CIL@waverley.gov.uk

2. "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.

3. 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.

4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail - waverley.snn@waverley.gov.uk - For further information please see the Guide to Street and Property Naming on Waverley's website.- -

5. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and

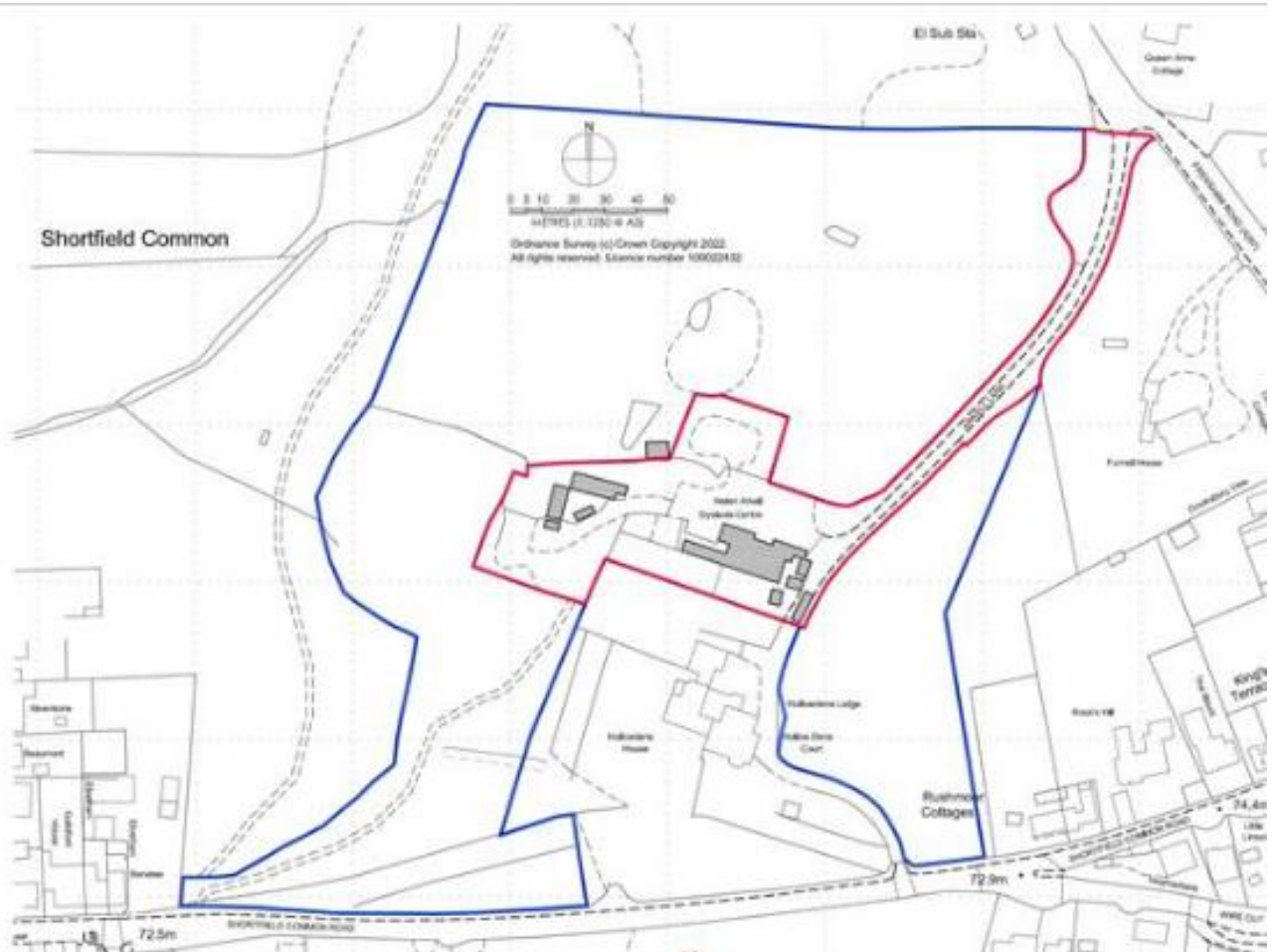
to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

6. 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).

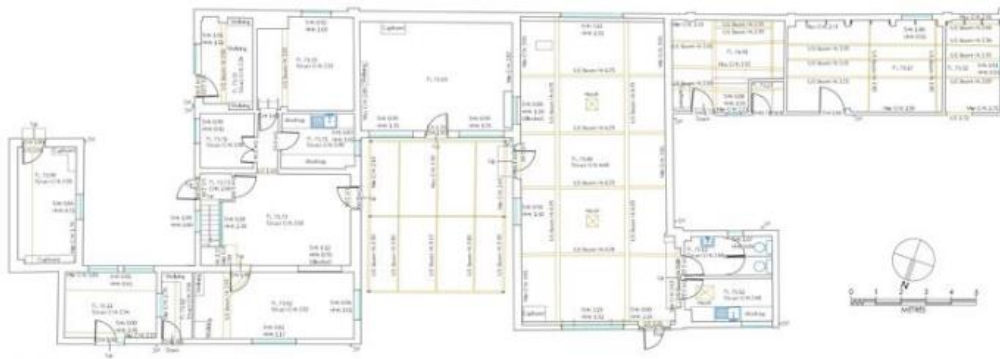
7. Bats are a protected species under the Wildlife and Countryside Act 1981. The applicant is advised that they may be required to obtain a European Protected Species (EPS) license from Natural England following the receipt of planning permission, for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of the above referenced legislation. Natural England can be contacted for more information on 01273 476595.

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 2021.

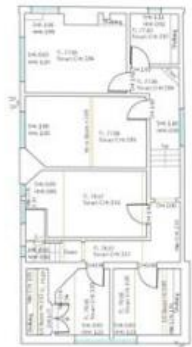
Plans Appendix



(Existing) Location Plan



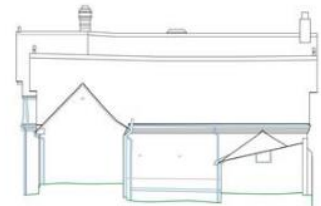
BUILDING 1 - GROUND FLOOR PLAN AS EXISTING



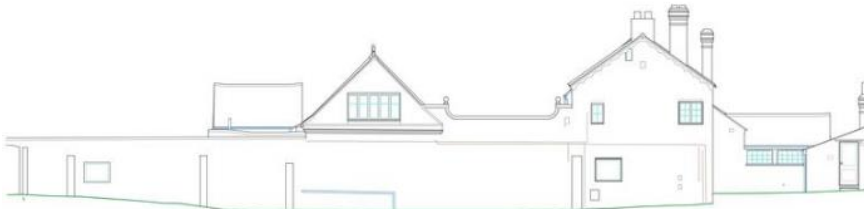
BUILDING 1 - FIRST FLOOR PLAN



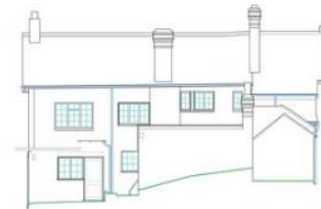
BUILDING 1 - FRONT ELEVATION



BUILDING 1 - SIDE ELEVATION



BUILDING 1 - REAR ELEVATION



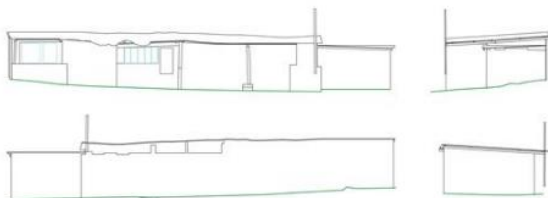
BUILDING 1 - SIDE ELEVATION

Existing Main Building

A range of outbuildings are shown on Plan SL03, the scale would not be very visible but below is a selection of the outbuildings from that drawing



BUILDING 4 - ELEVATIONS AS EXISTING

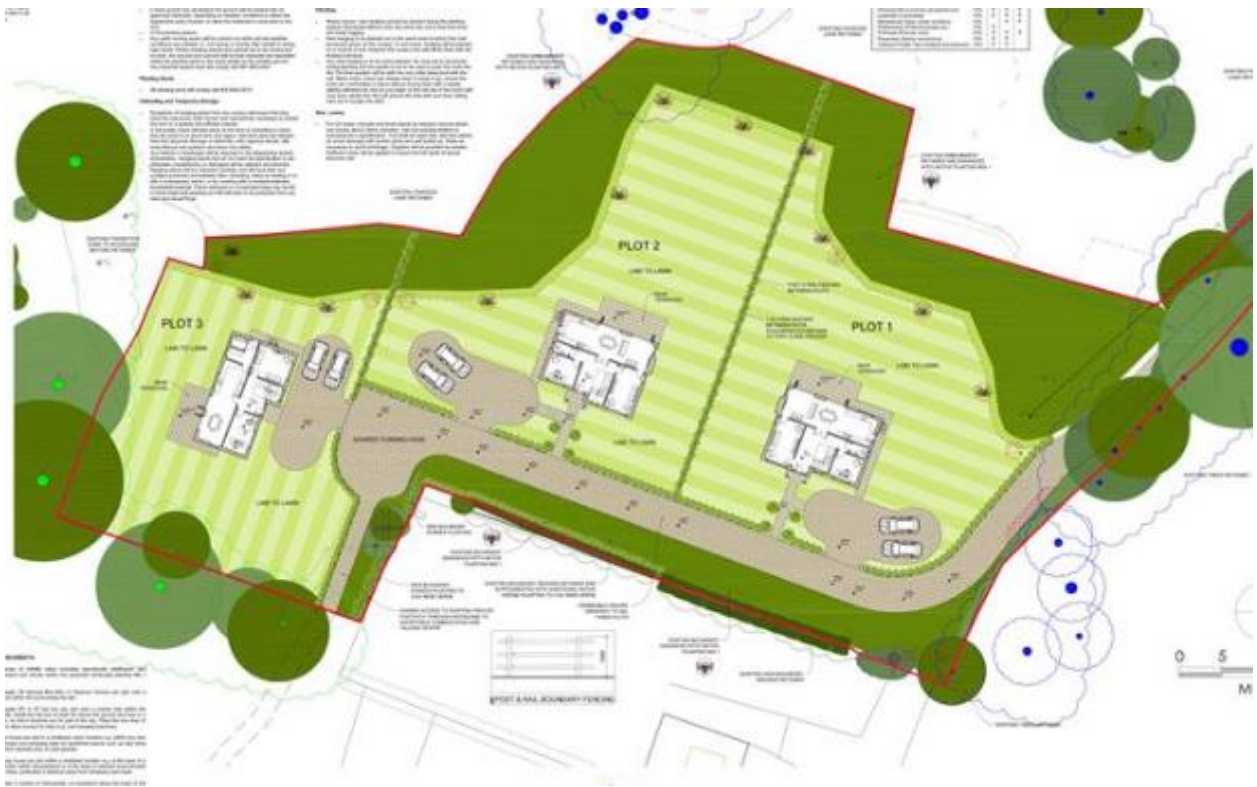


BUILDING 6 - ELEVATIONS AS EXISTING



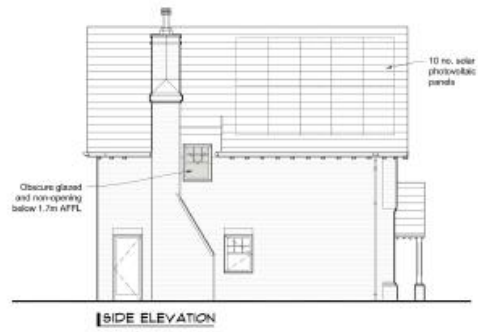
BUILDING 8 - ELEVATIONS AS EXISTING

EXISTING BUILDINGS GROSS EXTERNAL AREA:		
BUILDING 1		390.8 m ²
BUILDING 2		17.1 m ²
BUILDING 3		29.1 m ²
BUILDING 4		22.4 m ²
BUILDING 5		7.4 m ²
BUILDING 6		76.6 m ²
BUILDING 7		14.9 m ²
BUILDING 8		40.5 m ²
BUILDING 9		11.9 m ²
BUILDING 10		36.0 m ²
TOTAL:		646.7 m²

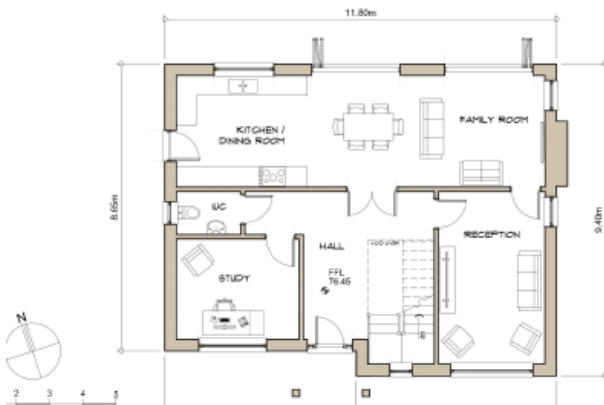


Proposed Site Plan

Plot 1



Plot 2



Plot 3



SIDE ELEVATION



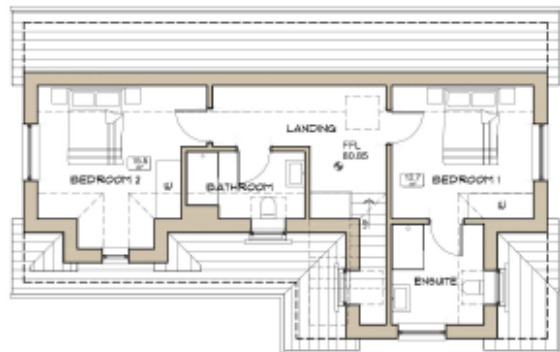
FRONT ELEVATION



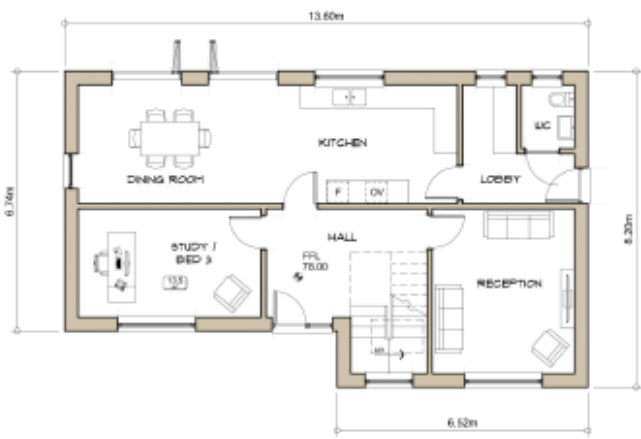
SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

