

**WA/2022/00967** – Erection of a dwelling including new vehicular access (as amended by highways information received 30/08/2022 and ecology information received 13/07/2022 and 26/08/2022) at LAND CENTRED COORDINATES 507306 139395 WANBOROUGH LANE CRANLEIGH GU6 7DS

Applicant: Mr S Cooper - C/O  
Case Officer: Sam Wallis  
Extended Expiry Date: 30/06/2023  
Committee Meeting Date: Planning Committee 28/06/2023

RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

### 1. Summary

The application has been brought before the Planning Committee at the request of the Ward Member Philip Townsend who wished for further consideration to be given to neighbour complaints and impact on a sensitive site.

The development is for the erection of 1 dwelling on land that serves as the curtilage of Old Cottage on Wanborough Lane. Officers consider the proposal is acceptable with regards to the impact on Countryside beyond the Green Belt, visual and residential amenity, impact on a heritage asset, trees and ancient woodland, highways and ecology. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

### 2. Site Description

The application site is located on the north-eastern side of Wanborough Lane.

- Property Type: The site fronts onto the highway, Wanborough Lane, and comprises an irregular shaped parcel of land
- Character: The site is residential in character and surrounded by existing built development on three sides. The site is well-screened on its northern, eastern and southern boundaries by virtue of semi-mature trees, saplings and hedges. The western boundary, which fronts onto Wanborough Lane, is defined by a row of mature Oak trees. These trees are protected by virtue of Tree Preservation Order 03/07.
- Site Levels: Slopes up slightly to the east.

### 3. Proposal

Permission is sought for the erection of a 4-bedroom detached dwelling including new vehicular access.

#### 4. Relevant Planning History

No relevant planning history.

#### 5. Relevant Planning Constraints

- Countryside beyond the Green Belt
- Within the setting of Old Cottage (Grade II Listed Building)
- TPO's (Tree Protection Orders)
- Ancient Woodland 500m Buffer Zone
- Minerals Safeguarding Area

#### 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, TD1, NE1, NE2, NE3, RE1, ALH1, CC2
- Waverley Borough Local Plan (Part 2) (adopted March 2023): DM1, DM2, DM4, DM5, DM9, DM11, DM15, DM20

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)
- Cranleigh Design Statement (2008)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

#### 7. Consultations and Town Council Comments

Cranleigh Town Council	No objection - The developer should confirm that the agreed LLFA is used as an approved surface and that prior approval is made in accordance with 167 and 168 of the NPPF. (20/04/2022)
Thames Water	No objection (subject to condition) (25/03/2022)
Southern Water	No comment.
Surrey County Council: Minerals and waste	No objection (subject to conditions and informatives) (08/04/2022)
Surrey County Council: Highways	No objection (subject to conditions and informatives) (21/09/2022)
Natural England	No objection.

	(11/04/2022)
Forestry Commission	No objection although concern raised (condition suggested ) (29/04/2022)
Surrey Wildlife Trust	No objection (subject to conditions and informatives) (31/08/2022) – Pre-determination concerns resolved. (22/07/2022) – Concern raised in relation to reptiles and further recommendations provided on other matters (21/04/2022) – Concerns raised and recommended further work undertaken prior to determination
Southern Gas Network	No comment.

## 8. Representations

15 letters have been received from 11 addresses raising objection on the following grounds:

### Location of development

- The proposal is contrary to the spatial strategy of the Local Plan that seeks to direct new development to sustainable locations
- The site is located within the open countryside where there are strict planning policies to prevent development such as that proposed

### Character

- Does not fit with the grain of the other properties on Wanborough Lane.
- Design not in keeping
- Lack of landscape design
- Outside the existing settlement area
- Significant harm to the landscape character of the area and the loss of an important green buffer that acts as the green lungs to the village
- The proposal is cramped, untidy, and out of proportion to the street scene, and size of plot.

### Residential Amenity

- Overlooking into habitable rooms and garden of Fox Meadow
- Increased noise and light pollution

### Biodiversity

- Harmful ecological impact
- Incorrect biodiversity checklist.
- Lack of bat survey
- Closed boarded fencing is out of keeping with its location alongside ancient woodland, where the gardens have post & rail fencing and/or hedging, which facilitates free movement of the varied wildlife

### Standard of Accommodation

- Inadequate provision for patio, garage, shed or general garden outdoors pace

### Parking, Highways and Access

- Dangerous addition as no paved walkways on Wanborough Lane
- Increased number of car and service vehicle movements

### Trees and Ancient Woodland

- Many trees marked for removal within the Ancient Woodland buffer zone.
- The proposed scheme relies on the Buffer Zone as its main garden area, not following the government guidelines
- Concerns the access would run directly over the RPA of the TPO tree T4.
- Harmful impact on ancient woodland
- Oak trees restrict the visibility
- New services will cause significant damage to the RPA

### Flooding

- Area is prone to flooding due to lack of natural drainage
- Insufficient infrastructure due to increased surface water runoff as a result of engineering works.

### Other matters

- No construction plan provided
- Concerns raised regarding noise and disturbance during the construction phase
- Loss of Green Belt Land
- No street scene drawings are proposed

### Planning Considerations:

#### 9. Principle of development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

#### 10. Location of development

In considering whether a development is isolated in context with paragraph 80 of the NPPF 2021, the Council have had regard to the Court of Appeal judgement regarding the interpretation of what might be 'isolated'. Officers' are mindful of the recent appeal in Braintree, where the definition of an 'isolated home' was brought into question. Mrs Justice Lang agreed with the defendants in that the definition should be taken as that stated in the Oxford Concise English Dictionary; "far away from other places, buildings or people, remote"

rather than “homes which were remote from services and facilities”. This indicates that close proximity to transport links would not mean a dwelling is not isolated.

The application is located within the Countryside beyond the Green Belt. Policy SP2 sets out the spatial strategy for the borough up to 2032 and seeks to focus development at the four main settlements. The proposed site is not within the settlement.

Wanborough Lane is on the edge of Cranleigh with the properties on its western side being within the settlement boundary. The boundary runs along the front of the properties, thus it could be argued that the appeal site does not immediately adjoin the defined settlement boundary.

However, the dwelling, in visual terms, is closely related to the boundary. There is a similarity of character between the form and pattern of development on the east and west sides of the Lane. This was confirmed by the Inspector with regards to appeal decisions relating to the property known as Woodcote (now Long Furrows), Wanborough Lane, Cranleigh (Planning Inspectorate Refs. APP/R3650/A/02/1103021, APP/R3650/A/02/1113758 and APP/R3650/A/02/1113759).

The site’s proximity to the Built-Up Urban Area of Cranleigh means that it is therefore within close proximity to many local shops, services and many other local amenities. The site is not distanced from services, and forms the end of a continuous built-up residential frontage, and is surrounded by existing buildings to the north, south and west.

Given that the site has a close relationship with other dwellings, the proposal would not create an isolated dwelling in context with paragraph 80 of the NPPF 2021. On this basis, subject to all other considerations, the location of the development is not considered to be isolated and would be acceptable.

As such, the site would be within a sustainable location that would comply with the Council’s Spatial Strategy as set out within Policy SP2 of the Local Plan 2018 (Part 1).

Notwithstanding the above, consideration of the suitability of the proposed development within the Countryside beyond the Green Belt is discussed below.

## 11. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 20 February 2023 on 28 February 2023. The Council calculates it currently has between 4.28 years’ worth of housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse

impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The application proposes the erection of 1 dwelling in land at Wanborough Lane. It would therefore result in a net gain of 1 residential unit. Although the provision of the residential property as proposed does not make a significant contribution to housing supply, this does not mean that what is otherwise sustainable development should be refused.

## 12. Impact on Heritage Assets

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

Policy 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.

Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause substantial harm to, or loss of the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset.

Paragraph 197 of the NPPF states that, in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF (2021) states '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.'

In the case of this proposal, the site lies within the setting of Old Cottage, a Grade II Listed Building. The Council's Heritage Officer has reviewed the application.

Old Cottage is a two storey, Grade II listed building of the 17th century with a pentice addition. The timber frame is clad in red brick below with weatherboarding above, and it is

exposed in places. The roof is plain tiled with a dominant end stack. The building has an open gabled porch with a panelled door and some diamond pane casements remain. Over time, Old Cottage has become largely surrounded by modern residential development the building now sits in a softly landscaped, domestically scaled garden setting. In the view of the Council's Heritage Officer, the proposal would lead to no harm to the heritage asset.

The proposal site is just to the south of Old Cottage and in effect, the new dwelling infills a gap in the well-spaced row of buildings which loosely encloses the eastern side of Wanborough Lane, both to the north and south of the listed building. The new built form is set well back and largely screened by mature trees and shrubbery which act as an effective green buffer between the proposed development and the designated heritage asset.

In consequence, the Council's Heritage Officer considers that the new dwelling will not diminish any distinctive views to or from Old Cottage. Although the proposal intensifies the level of development to the south of the listed building, due the presence of trees, shrubbery and small intervening structures, the new development will cause little harm to the significance of the designated heritage asset through change on the edge of its immediate setting.

Officers agree with the view of the Heritage officer and therefore conclude that the the proposal accords with Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policies DM20 of the Local Plan (Part 2) 2023 and Policies TD1 of the Local Plan (Part 1) 2018.

### 13. Design and impact on Visual Amenity and Countryside beyond the Green Belt

Policy TD1 of the Local Plan (Part 1) 2018 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 comprises part of an area of undeveloped land that sits in between built form to the south and north, with the main settlement to the west. The site contains broadleaved woodland and rough grassland.

Given the linear form of development of detached properties on both the west and east of Wanborough Lane as well as immediately adjacent, the empty plot of land is a notable anomaly in the street scene. Rather than being open countryside, the lane is semi-rural in nature and a proposed dwelling in this location would fit in with the backdrop of surrounding development. As landscape harm would be limited to the loss of small section of rough grassland in an adjacent residential setting, officers consider that the proposed new dwelling would have no harmful impact on landscape character and the intrinsic character and beauty of the countryside would be retained.

The site is visible from various points along Wanborough Road and is adjacent to a walking route leading into the ancient woodland to the east. The proposed new dwelling would introduce significant built form by way of a two storey L-shaped building approximately 12m

in width, 14.8m in depth and 7.6m in height. The proposed elevations feature gable ends on the front, rear and south east elevations, with tall glazing on the south east (flank) elevation, and balcony on the rear. In addition to this built form, the associated residential curtilage would urbanise the site.

However, the design is acceptable and the use of materials on the fenestration provides textural interest to the façades. Furthermore, Wanborough Lane has a varied street scene that could accommodate such a design. The dwelling would be setback from the street by approximately 20m so not to appear unduly prominent or intrusive at the expense of character. Coupled with the protected trees at the front of the property that would help to provide substantive screening, officers consider the design, siting and form would be appropriate in this context.

The proposal would therefore on balance, accord with Policies TD1 and RE3 of the Local Plan Part 1 2018, Policies DM1 and DM4 of the Waverley Borough Local Plan (Part 2) 2023..

#### 14. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policies DM1 and DM5 of the Local Plan (Part 2 (2023) seeks to safeguard the amenity of existing and future residents.

The nearest neighbouring properties are Fox Meadow, Old Cottage, Lawnswood, Woodstock and Byeways.

##### Fox Meadow

Fox Meadow is positioned to the north-east of the site.

The proposed rear elevation would be approximately 32m from the south-eastern elevation of Fox Meadow. As such, no harmful overbearing development, loss of light or overlooking would result. Views into neighbouring amenity space from the rear elevation would be oblique.

##### Old Cottage

Old Cottage is positioned to the north of the application site and separated by approximately 18m from the common boundary. Officers consider there is sufficient separation distance to avoid an overbearing impact.

Officers note that 4 rooflights are proposed on the north-west elevation. 2 would serve bedroom 2, with 1 each serving a bathroom and ensuite. As these are rooflights, outlook would be limited and would not be directed towards the rear amenity space of this property such that no material overlooking impact would occur.



However, there is a rear balcony, that without adequate screening could afford detrimental views into the amenity space of this property. As such, screening has been conditioned on the northern flank of the balcony to protect against overlooking.

### Lawnswood and Woodstock

The above properties are positioned to the west of the application site, across the main highway. The separation distance is such that no harmful overbearing development, loss of privacy or loss of light would result.

### Byeways

Byeways is positioned to the south of the application site. There are a number of first-floor windows on the southern side elevation towards this property. However, the separation distance of 22m from the proposed dwelling to Byeways amenity space and 55m from Byeways itself accords with the guidance set out in the Residential Extensions SPD. Coupled with an adjacent walking route and dense foliage / trees separating the two properties, officers consider that no harmful overbearing development, loss of privacy or loss of light would result.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies DM1 and DM5 of the Waverley Borough Local Plan (Part 2) 2023.

### 15. Impact on Trees and Ancient Woodland

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

There are a number of Oak trees protected by Tree Preservation Order (TPO) to the front of the property. There is also Ancient Woodland to the rear. An Arboricultural Impact Assessment (AIA) and Method Statement (Thomson Environmental Consultants, February 2022) was submitted with the application.

Officers note that the site has been subject of pre-emptive tree felling and removal of hedgerow along the frontage. The Forestry Commission assessed the site and commented that although the felling may not be in breach of the Forestry Act 1967, the site should still be considered to be wooded, as pre-clearance of trees prior to planning applications should not be encouraged. The remaining trees (both protected and non-protected) and vegetation adjacent to the site contribute positively to the character of the area and are an important mature landscape feature within the area.

The Council's Tree and Landscape Officer states that the AIA concluded that development will result in the loss of a short section of roadside vegetation and some poor quality trees (Category U) trees from within the site. However, such losses can be sufficiently mitigated

and consequently there are no arboricultural reasons why the development should not proceed. The protected TPO's at the front of the property would all be protected. There was concern that the access could have a potential impact on T4 (Oak tree) with the required visibility splays. However, this would only lead to the loss of the front vegetation and not the main Oak tree, as it is sufficiently setback, whilst the crown height of the tree would not limit or obscure views when exiting the property. Conditions are recommended to ensure that the proposed works and construction traffic / storage of materials would not impact on the Root Protection Areas (RPAs) of protected trees or on treed flank boundaries.

In regard to the ancient woodland to the rear of the property, a 15m buffer zone to the adjacent ancient woodland has been included in the plans in line with Forestry Commission (FC) Standing Advice. Furthermore, the FC recommends a landscape condition to ensure that the buffer zone is protected within the garden area. The landscape condition would consist of semi-natural habitat, such as woodland, a mix of scrub, grassland, heathland and/or wetland to protect the ancient woodland. Officers have also recommended the removal of permitted development rights to control potential future works.

In summary, the proposal accords with Policy DM11 of the Local Plan (Part 2) 2023 and policies NE1 and NE2 of the Waverley Borough Local Plan Part 1 2018.

#### 16. Impact on a Minerals Safeguarding Area

The application site is on the edge of a Mineral Safeguarding Area (MSA) for brick clay and the development may prejudice potential future mineral working within the MSA contrary to Policy MC6 of the Surrey Minerals Plan Core Strategy 2011 (SMP) which forms part of the Development Plan and NPPF Paragraph 212.

The County Minerals and Waste Planning Authority (MWPA) has no objection given the nature and scale of the development and surrounding residential dwellings, has no objection to the proposal subject to conditions regarding the storage of household waste and recycling. Therefore the proposal would accord with Policy 4 of the Surrey Waste Local Plan 2020.

#### 17. Standard of Accommodation

Policy DM5 of the Local Plan (Part 2) 2023 requires compliance with the Government Technical Housing standards – nationally described space standards (2015) to ensure appropriate internal standard of accommodation is provided for future occupiers. The following table provides a comparison between the proposed floor area and the technical housing document;

Number of bedrooms	Technical Requirements for gross internal floor areas.	Proposed internal floor areas
4	124m <sup>2</sup>	165.4m <sup>2</sup>

The proposed new dwelling would provide 4 bedrooms which would provide bed space for 8 persons. In order for the proposed dwelling to comply with the above guidance, all habitable rooms would need to comply with the below required floor space / width and should be served by an appropriate level of light and outlook.

The following table provides an analysis of the bedroom sizes against the nationally prescribed space standards:

	Required floor space / width	Actual floor space / width
Master Bedroom	11.5m <sup>2</sup> / 2.75m	19.3m <sup>2</sup> / 3.24m
Bedroom 1	11.5m <sup>2</sup> / 2.55m	15.3m <sup>2</sup> / 5.1m
Bedroom 2	11.5m <sup>2</sup> / 2.55m	13.6m <sup>2</sup> / 3.1m
Bedroom 3	11.5m <sup>2</sup> / 2.55m	11.55m <sup>2</sup> / 4.2m

In light of the above, officers consider that the plot is of sufficient size that an appropriate standard of accommodation would be achieved in accordance with The Government Technical Housing standards – nationally described space standards (2015).

#### 18. Impact on Highways, Parking and Access

Policy ST1 of the Local Plan 2018 (Part 1) 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. Policy DM9 of the Local Plan (Part 2) 2023 relates to the requirements for accessibility and transport.

Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the adopted Parking Guidelines Document.

The plans show that the new access to the proposed dwelling would be from the north-west of the plot, off Wanborough Lane. The parking area and driveway would comfortably accommodate in excess of 2.5 spaces, in accordance with the Council’s parking guidance. The proposed site of the new dwelling has been assessed by the County Highway Authority in terms of the likely net additional traffic generation, access arrangements and parking provision and they have identified no concerns, subject to conditions regarding visibility zones in accordance with plans 2009-SI-10A.

Subject to compliance with conditions, the proposed new dwelling would have an acceptable impact on parking and highway safety in accordance with Policy ST1 of the Local Plan (Part

1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021

#### 19. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

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

The application is accompanied by the following ecological information:

- Ecological Impact Assessment (EIA) (Darwin Ecology, February 2022)
- Formal response letter concerning survey data validity, badger survey comments, Great Crested newt comments and protected habitats (Darwin Ecology, 04/07/2022)
- Formal response letter to SWT (Darwin Ecology, 19/08/2022)

The EIA summarises the main concerns regarding the site to comprise the following:

- The site is located in a rural setting with large areas of deciduous woodland directly to the east.
- Habitats within the application site and immediately adjacent area provide good quality habitat for foraging and commuting bats, small mammals and amphibians
- Local badgers would also occasionally pass through the site
- Two ponds within 200m of the site boundary which were assessed for their suitability to support Great Crested Newts

Surrey Wildlife trust has reviewed the site, the Ecological Impact Assessment and the formal response letters dated 04/07/2022 and 19/08/2022 from Darwin Ecology and make the following comments regarding the above:

#### Bats

SWT note that the EIA appears appropriate in scope and methodology and has identified the suitability of features within mature trees to support active bat roosts within the development site. According to the above referenced Arboricultural Survey report, none of the trees identified as being suitable are due for removal and would be suitably protected during the construction phase of the development. SWT advise that bats do not appear to present a constraint to the proposed development.

#### Small mammals

SWT advise that the above referenced report is appropriate in scope and methodology and has identified the likely absence of hazel dormouse from the proposed development site. It would therefore appear that hazel dormouse are not a constraint to development.

### Badgers

Given the extent of woodland surrounding the site badgers are likely to be present locally. If minded to approve, SWT advise that immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present are inactive. This would be controlled by condition.

### Great Crested Newts (GCN)

SWT confirmed that the if minded to approve, the applicant would be required to apply for a great crested newt mitigation licence from Natural England where development activities may cause an offence. Further, a best practice method statement detailed in a Construction Environmental Management Plan and under the supervision of a suitably qualified ecologist would be required and required by condition.

### Reptiles

Darwin Ecology concluded that there is limited habitat available on-site to support reptile species, however the presence of reptiles within the site cannot be completely ruled out. SWT is satisfied with Darwin Ecology's conclusions and agree that appropriate mitigation is required to ensure reptiles are adequately protected, in line with the legislation. SWT advise that if the LPA is minded to grant planning permission, that a reptile precautionary method of working be developed and approved by the LPA prior to the commencement of works.

### Protected habitats

Given the proximity of ancient woodland to the site and the presence of ecological receptors within it, there is a risk of causing ecological harm resulting from construction activities. SWT advise that, if minded to approve, all works within the ancient woodland is managed through an appropriate Construction Environmental Management Plan, as this activity has the potential to impact directly and indirectly, if unmanaged. The CEMP should be secured by a planning condition, written by a suitably qualified ecologist and submitted prior to commencement

As such Officers are satisfied that any concerns regarding badgers, bats, small mammals, reptiles, great crested newts and protected habitats can be controlled by way of conditions and informatives.

In regards to Policy DM1 (g) in relation to biodiversity net gain, whilst the applicant has provided no direct figures, it is considered that a net gain can be provided given the landscaping works required under Condition 5 for a semi-natural habitat within the ancient woodland 15m buffer zone.

Subject to compliance, the proposed development would be acceptable and would comply with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

## Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The applicant has also attached an energy report.

The SPD checklist highlights that double/triple argon filled glazing units to doors/window and rooflights will be implemented with the building having a highly efficient thermal envelope (walls, floors and roof).

Furthermore, the energy report submitted with this application (C80 Solutions dated June 2023) highlights that, in line with Policy DM2, the target 20% reduction in CO2 emissions has been exceeded and an estimated reduction of 25% over the Part L 2013 Regulation target emissions rate is realised.

### 20. Refuse and recycling

Officers are satisfied that sufficient space is available to provide the required refuse and recycling storage.

### 21. Other Matters Raised by Third Parties

Concerns raised by neighbours have been addressed within the body of the report. With regards to flooding, the site is not located within a flood zone and is not noted by the Environment Agency as an area with particularly high water runoff.

### 22. Conclusion

The planning balance 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 plan numbers to which this permission relates are 2009-PE-01B, 2009-SI-100, 2009-SI-10A, 2009-PP-01B, 2009-PP-02B and 2009-PP-03B. 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 Waverley Borough Local Plan (Part 2).

2. 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 application 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 and DM4 of the Waverley Borough Local Plan (Part 2).

3. Condition:

Prior to the commencement of the development hereby permitted, an Arboriculture Impact Assessment, Arboriculture Method Statement and Tree Protection Plan must be submitted to Local Planning Authority for their prior approval. The Local Authority also require detail to include

(a) Location of soil, material storage, mixing areas, construction access, huts and parking areas

(b) Ground level changes within proximity of Root Protection Areas

(c) Electricity, water, gas, cable, surface/suds and foul water and other utility runs

(d) Detail of surfaces and special foundation design within potential direct and influential distance of trees

The development hereby permitted 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 Waverley Borough Local Plan (Part 2).

4. Condition:

Prior to the commencement of the development hereby permitted, the Local Authority shall be notified at least 2 weeks before any demolition/construction activities and associated vehicle movement commences to ensure ground and fence protection is in place in accordance with the arboriculture method statement and tree protection plan. The Local Authority also require detail to include:

(a) Future site monitoring schedule by appointed arboriculturist of tree protection and construction activity

(b) Detail of reporting format and frequency of submission by the appointed arboriculturist, to be submitted to

Local Planning Authority for their prior approval

The development hereby permitted 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 Waverley Borough Local Plan (Part 2).

5. Condition:

Prior to the commencement of the development hereby permitted, a landscape scheme with Planting and Establishment Methodology which accords with BS 8545:2014 and BS5837 (2012) must be submitted to the Local Planning Authority in writing. The scheme shall incorporate Forestry Commission planting recommendations to mitigate potential impact by the development upon the Ancient Woodland ecology. The scheme shall include the following information.

(a) A scaled plan showing location of all new trees and plants

(b) all species, provenance and sizes in accordance with Nursery Stock detail and measurements

(c) Planting method, supports, protection, irrigation hardware; tree-bag, perforated underground pipe, drip line feed.

(d) Frequency of watering and amount per visit during May-September

(e) Maintenance reports and replacement schedule for diseased/dead plants

(f) Action management plan to ensure plants establish within 3 years of planting, with eventual tie strap and stake removal.

(g) Detail of how new trees will integrate appropriately in the landscape and new development at maturity in accordance with BS5837:2012 Section 5.6

Reason:

In order to adequately protect all trees and hedges worthy of retention from development harm and to provide for their continued amenity contribution with biodiversity enhancement in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018, Policy DM11 of the Waverley Borough Local Plan (Part 2) and Forestry Commission Standing Advice.

6. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting



that Order with or without modification), no development as defined within Part 1 of Schedule 2, Classes A, B, C and E inclusive of that order, shall be constructed on the site without the written permission of the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of ancient woodland trees and 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 Waverley Borough Local Plan (Part 2).

7. Condition:

A reptile precautionary method of working shall be submitted to and approved by the LPA prior to the commencement of works. Precautionary working methods should follow best ecological practice and should include, but not be limited to:

1. All clearance works should ideally be taken when common reptiles are likely to be fully active i.e., during the April to September period and during optimal weather conditions.

2. Clearance of any materials such as log or brush piles, bricks, and stones etc should be removed following a search by a suitably qualified ecologist and under their supervision.

3. Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:

o Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in any one day; or

o Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut

4. Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming

to discourage common reptiles/amphibians from returning.

5. Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above.

6. Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.

7. Any building materials such as bricks, stones etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored

in skips or similar containers rather than in piles on ground.

Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice provided.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

8. Condition:

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan shall be submitted and approved by the Local Planning Authority. The CEMP shall include:

- a) Map showing the location of all of the ecological features
- 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 fences, exclusion barriers and warning signs.

The development shall only proceed in accordance with an appropriately detailed CEMP.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

9. 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 are inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the LPA to prevent harm to this species.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

10. Condition:

No part of the development shall be commenced unless and until the proposed vehicular access to Wanborough Lane has been constructed and provided with visibility zones in accordance with the approved plans (Drawing No. 20017-002-RevB) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

11. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 2009-SI-10A) for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

12. 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 order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

13. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is 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 order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

14. Condition:

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be

undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

15. Condition:

The hours of construction for the development hereby permitted shall not take place outside the hours of 8:00 - 18:00 Mondays to Fridays and 9:00 - 13:00 on Saturdays. No development shall take place on Saturday afternoons, Sundays, Bank Holidays or recognised Public Holidays.

Reason:

In the interest of the amenities of the area, in accordance with Policy DM1 and DM4 of the Waverley Borough Local Plan (Part 2).

16. Condition:

The development hereby approved shall be completed at all times in accordance with the Climate Change & Sustainability measures set out in the SPD Checklist and the Energy Report (C80 Solutions sated June 2023) submitted with this application.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate Change and Sustainability SPD 2022.

## Informatives

1. The applicant is advised that there may be badgers present on the site. Badgers are a protected species under the Wildlife and Countryside Act 1981. The applicant is advised to have a survey carried out by a consultant licensed by English Nature before development commences to determine whether badgers are present and to ensure that any recommendations to protect the badgers are implemented (English Nature Tel No. 01273 476595).

2. The applicant is advised that treework to be carried out should not exceed that which was specifically applied for and that Waverley Borough Council holds photographic records of protected trees for reference purposes.
3. 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.
4. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs.
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. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

8. The applicant is expected to ensure the safe operation of all construction traffic in order 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. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
9. The development should include adequate facilities for household waste storage and recycling (these facilities should be maintained for the life of the development) in accordance with Policy 4 of the Surrey Waste Local Plan 2020.
10. Any waste generated during the construction, demolition and excavation phase of development should be limited to the minimum quantity necessary; and opportunities for re-use and recycling of construction, demolition and excavation residues and waste on the application site should be maximised.

# APPENDIX



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



Elevations as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU6 7DS

2026-PL-018 1:100 @A3 MAY 2021



Ground Floor Plan as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU8 7DS

2009-PP-01.01 1:50 @A3 MAY 2021



First Floor Plan as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU8 7DS

2009-PP-02.01 1:50 @A3 MAY 2021