

Template for Sign off Instructions following Committee

Application Ref No: WA/2022/01191

Site: WOODSIDE PARK
CATTESHALL LANE
GODALMING
GU7 1LG

Resolution (to be completed immediately after committee):

Decision: REFUSE

Members resolved that the decision should be issued in accordance with the recommendation:

- On agenda report
- On agenda report and subject to changes as set out on update sheet and/or post committee

Members overturned the officer recommendation and resolved that the decision should be issued:

- In accordance with the details on the post committee memo

Members resolved to defer the application:

- For reasons set out in post committee memo

Legal agreement required – officer to instruct legal/update with decision YES/N/A

Referral to Secretary of State required – officer to instruct YES/N/A

Officer's signature

Date

P SMYTH

25/11/2022

Team Manager's signature

Date

K CORPS

25/11/2022

Instructions to front team (to be completed when decision ready to be dispatched):



No legal agreement – issue decision in accordance with instructions above.



Legal agreement completed and checked – issue decision in accordance with instructions above.



Legal agreement not completed in accordance with resolution. Issue decision in accordance with recommendation B as set out in agenda report/update/post committee memo/instructions below.

Notes:

Officer's Signature:

P SMYTH

Date:

25/11/2022

Team Officer's Signature:

K CORPS

Date:

25/11/2022

G/Planning/Support/Sign off instructions following committee.

WAVERLEY BOROUGH COUNCIL

POST-COMMITTEE MEMORANDUM

8.3 Woodside Park, Catteshall Lane, Godalming, GU7 1LG

At the Eastern Area Planning Committee on 23rd November 2022, Members resolved to REFUSE the application for the following reasons:

1. *The proposal would result in the loss of an approved community and commercial asset, in conflict with policies SS8, EE2 and ICS1 of Local Plan (Part 1) 2018, Retained Policy IC2 of the Local Plan 2002 and Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*
2. *The proposal, by way of its cramped design and lack of amenity space and landscaping would result in conflict with Policies TD1, CC1 and CC2 of the Local Plan (Part 1) 2018, Retained Policies D1 and D4 of the Local Plan 2002 and Policies GOD5 and GOD 16 of the Godalming & Farncombe Neighbourhood Plan 2017-2032.*

WA/2022/01191 – Erection of a block of 12 flats together with associated parking and bin store (as amended by plans received 09/09/2022) at WOODSIDE PARK CATTESHALL LANE GODALMING GU7 1LG

Applicant: Mr R Trendle - Castle Green Developments Ltd
Parish: Godalming
Ward: Godalming Central and Ockford
Grid Reference: E: 497974
N: 143956
Case Officer: Philippa Smyth
Neighbour Notification Expiry Date: 10/05/2022
Extended Expiry Date: 25/11/2022

Committee Meeting Date: Eastern Area – 23rd November 2022

RECOMMENDATION A That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to conditions, permission be **GRANTED**

RECOMMEDATION B That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be **REFUSED**.

1. Summary

The application is for the erection of a block of 12 flats, together with associated parking and bin store.

The application was called into Committee by Cllr George Wilson and Cllr Penny Rivers on the basis that the site was identified in the Local Plan (Part 1) 2018 for mixed use and owing to the wider concerns of the local residents.

Policy SS8 of the Local Plan (Part 1) 2018 sets out that the Land at Woodside Park, Godalming is allocated for around 100 homes, community and employment uses subject to the following: a) The appropriate mitigation being undertaken for any contamination which may be found on the site. b) The achievement of satisfactory detailed access arrangements to the development onto Catteshall Lane. Permission was granted pursuant to outline permission (WA/2016/1418) and the associated reserved matters permission (WA/2020/0780) for the erection of 97 dwellings (including 17 affordable units) and the erection of a commercial building which would

provide accommodation for a day care nursery at ground floor and office accommodation at first and second floor.

The current application seeks to provide 12 affordable units, comprised of 6 x 1-bedroom and 6 x 2-bedroom flats. The form of the building would be as previously approved. The applicant has set out that a study of the local commercial market shows that the intended nursery and office users have already relocated within the Borough, and that there is a surplus of office space within the area and the loss of the use within the development will not harm the commercial space within the area.

2. Additional information since previous committee meeting on 28th September 2022

2.1. Introduction

The above item was brought to the Eastern Area Planning Committee on 28th September 2022. The determination of the application was deferred at the request of Cllr Paul Follows, seconded by Cllr Steve Cosser, so that further justification on the loss of commercial and community space could be provided.

Following this, the applicant has provided the following documents which are available on the application file:

- A review of Early Years Providers in Godalming letter by Rocking Horse Nursery, Wey Court, Godalming, Surrey, GU7 3JE dated 10th October 2022.
- Hurst Warne Report (Update October 2022)
- Covering Letter

These documents are discussed below.

2.2. Assessment

This should be read in conjunction with paragraph 11.4 'Loss of commercial and community uses' in this Committee Report.

2.2.1. With regard to the loss of the commercial use

Further to the original 'Commercial Property Market Update' submitted with the application, the applicant has provided a further update from the authors, Hurst Warne, dated October 2022.

The update sets out, in relation to Godalming office availability:

- Office availability has increased substantially over the past 6 months; just one of the 11 properties marketed back in April has since been rented, whilst 5 new office premises have been brought to the market.
- As a result, there has been a net increase of over 1,115 sq m (12,000 sq ft) of office space availability (an additional 25%) over the past 6 months alone.
- It must be noted that 1,858 sq m (20,000 sq ft) of the above figure is in Friary House, Station Road.

- It should also be noted that approx. 7,000 sq ft at Trade Direct House is not on the market yet and due to come on in the coming weeks.

In summary, office availability has increased by over 25% since April 2022 in Godalming and its surrounds and therefore there remains a plethora of space available, even more so now than the production of Hurst Warne's original report. Hurst Warne note that, although difficult to ascertain, they would expect this trend to continue over the next 12 months.

The update set out, in relation to the 'Alternative Use Market' (Including retail, leisure and light industrial) availability:

- Due to the planning changes in September 2020, D1 (nursery) and B1 (office) use classes now fall under the same 'E' class. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.
- Hurst Warne have also undertaken a market update for the alternative use market. As mentioned above there is plenty of office stock available in Godalming, so they expect to see the same trend with alternative space.
- In October 2022, another full survey of retail and other units in Godalming town centre found a range of vacant units as detailed in the full report.
- Availability has increased slightly from approximately 3,995 sq m (43,000 sq ft) in April 2022 to 4,133 sq m (44,500 sq ft) in October 2022.

As the application site currently has plans for alternative use, specifically D1 (now Class E) use on the ground floor it is important to look at availability of alternative use units in Godalming. The assessment shows that there has been an increase in the number of available units over the last 6 months. Given this increase, and the current lack of demand for units in Godalming Hurst Warne consider there to be no need for extra supply for alternative use properties.

2.2.2. With regard to the loss of nursery/community use

The submitted 'Early Years Providers review' summarises research undertaken into the current and future provision of first year providers in Godalming, identifying the individual settings and assessing the current and potential capacity of each. This information was predominantly sourced from Ofsted (The Office for Standards in Education). Other sources of information for this research include:

- Census 2011 & 2021 (The Office for National Statistics)
- Childcare and Early Years Survey of Parents 2022 (The Department of Education)
- Various Early Years Provider Inspection Reports (The Office for Standards in Education)
- Surrey Childcare Sufficiency 2021 (Early Years Commissioning Team, Surrey County Council)

This can be summarised as follows:

- 840 children in Godalming receive an average of 22 hours of childcare per week.
- The current full-time capacity of early years providers in Godalming is 797, however the equivalent part time capacity (at 22 hours) is 1811. This is over double the number of children that currently receive childcare in Godalming.
- Furthermore, and when the new N Family Club nursery opens in Catteshall Lane next year, the capacity of early years providers in Godalming will increase to 2082; two and a half times the current demand.
- Whilst some children will likely attend these early years providers from outside of Godalming, equally children living within Godalming will attend settings located outside of the area.
- The population of 0-4 years olds in Godalming has decreased by 11% over the past decade; this trend (and with it a decrease in demand) is predicted to continue for the next 5+ years.

The above evidence shows a clear and significant overprovision of available capacity when compared to the demand for places. This will only increase further once the new N Family Club setting opens in Catteshall Lane in 2023. Even if a new nursery setting was provided at Woodside Park, the current Rocking Horse Nursery facility at Wey Court would close, therefore no additional community use would be provided and there would be no increase in early years provider capacity.

In addition to the assessment set out in the Committee report, Officers are satisfied that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

2.3. Conclusion

Officers consider that the applicant has clearly evidenced that there is an oversupply of nursery places in Godalming, which will increase in 2023 with the opening of the new 'N Family Club' on Catteshall Lane. In addition, there is an abundance of available office or alternative Class E space in Godalming and its surrounds. On this basis, Officers are satisfied that there is no need for the consented office and community building to be constructed. There is no policy basis for further information to be provided to evidence this.

As set out in the Committee Report, officers consider that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. There is no policy basis requiring the applicant to evidence this further.

It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

3. Site Description

The site is located on the south site of Catteshall Lane and formed part of a larger site that is currently under development to provide 97 residential units, the retention of an ambulance station and a commercial and community building.

This portion of the site formerly contained an office building (Bargate House) which was demolished as part of the extant outline and reserved matters permissions.

The site is currently free of development pending the determination of this application.

To the north of the site is a modern office development (Sandford Mews), that was converted to residential accommodation and the rear garden of Rosedale (a private house). To the north west is the ambulance station. To the south and east are areas of open countryside that form part of the Green Belt, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) and the Godalming Hillsides.

The surrounding area consists of a mix of residential and commercial developments.

The site is accessed via an existing access from Catteshall Lane.

4. Proposal

The application proposes:

- The erection of a block of 12 flats, which would comprise:
 - 6 x 1-bed units
 - 6 x 2-bed units
 - 100% affordable units
- The provision of a bin store for refuse, recycling and food waste storage
- Associated parking

Amended plans were received which removed the proposed balcony from the first floor north-western elevation of Unit 6.

5. Plans

Please see Appendix A

6. Heads of Terms

The following contributions and measures are required to make the development acceptable (secured via a S106 agreement):

Affordable housing provision

- 100% affordable housing
- Mix and tenures to be secured (see details set out in Housing mix and provision of affordable housing section of report)

7. Relevant Planning History

WA/2021/02569	Display of illuminated hoarding and board signage at Woodside Park (amended description and as amended by plans received 4.04.22)	CONSENT GRANTED 05/05/2022
NMA/2022/01116	S96A Application for Non Material Amendment to WA/2019/0370 to Amend Condition 22 of Outline Planning Permission	NON MATERIAL AMENDMENT ALLOWED 19/04/2022
NMA/2021/01325	Amendment to condition 12 in order that it may be discharged in two stages and enable development to commence asap.	NON MATERIAL AMENDMENT ALLOWED 06/07/2021
S52/2019/0002	Request to modify a Section 106 legal agreement (WA/2019/0370 outline application) in respect of affordable housing mix in reserved matters application WA/2020/0780	AGREE TO VARY 17/06/2021
WA/2020/0780	Approval of reserved matters: appearance, layout, scale and landscaping pursuant to WA/2019/0370 (variation of condition application to WA/2018/1336) outline permission for the erection of up to 100 dwelling including 17 affordable together with	RESERVED MATTERS APPROVED 03/06/2021

	<p>the erection of up to 100 dwelling including 17 affordable together with the erection of a building to provide a community use (use class D1) with office (use class B1) (Revision of previous reserved matters application WA/2018/1675) This application reduces the number of dwellings to 97 and is an alternative scheme Option 1</p>	
WA/2019/0370	<p>Application under Section 73 to remove Condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere).</p>	<p>GRANT 21/05/2020</p>
WA/2018/1675	<p>Reserved matters application pursuant to outline consent granted under WA/2016/1418 (as amended by consents WA/2018/1336 and WA/2018/1614) for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works</p>	<p>REFUSE 02/10/2019</p>
WA/2018/1336	<p>Application under Section 73 to vary Condition 3 (approved plans) of WA/2016/1418 to allow revised means of access to the site.</p>	<p>GRANT 21/11/2018</p>
DM/2018/0001	<p>Prior Notification of</p>	<p>PRIOR APPROVAL</p>

	proposed demolition: G.P.D.O. Schedule 2 of Part 11. Demolition of all buildings on the site apart from the Ambulance Station.	REQUIRED GRANTED 12/06/2018	AND
WA/2016/1418	Outline application for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above	GRANT 26/05/2017	
WA/2016/0101	Outline application for the erection of 107 dwellings, including 27 affordable together with the erection of a building of 930 sq. m. to provide a community use (Class D1) at ground floor level with office use (Class B1) above; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be permitted at outline. As amended by plans and additional information received on 10/02/2016 and 18/03/2016.	REFUSE 03/06/2016	
WA/2015/1120	Outline application for the erection of 87 Dwellings and the erection of a building to provide a Community use (Class D1) at ground floor level with alternative proposals above. Option 1: Class B1	REFUSE 15/12/2015	

	office use, Option 2: 20 dwellings; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline stage.	
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8. Relevant Planning Constraints

Strategic Site – Woodside Park
Employment Site
Developed Area of Godalming
Wealden Heaths I SPA 5km Buffer Zone
Ancient Woodland Buffer Zone

9. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, RE2, RE3, AHN1, AHN3, LRC1, TD1, NE1, NE2, CC1, CC2, CC3, CC4, SS8, EE2.
- Godalming Neighbourhood Plan (made August 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD12, GOD13, GOD14, GOD16
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D8, D9, C7, M5, M7, IC2.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- National Design Guide (2019)

10. Consultations and Town/Parish Council Comments

Godalming Town Council	<p>Objection.</p> <p>Outline consent approved for WA/2026/1416 included the retention of the existing building for commercial use with the lower floor acting as a Nursery and upper floors providing office accommodation. This site is a mixed-use site, which includes residential and employment. The change of use of this building from commercial to residential without alternative commercial provision would undermine the principle of the site being a mixed site under the Local Plan (Part 1) 2018 Policy SS8. The Policy required a Strategic Mixed-Use site for approx. 100 homes, community and employment uses. It has been indicated that the Nursery School provider who the provision was aimed at, is no longer seeking to return to this location. However, Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan support Woodside Park as a contributor towards start up space.</p> <p>Godalming Town Council has previously expressed concern at the loss of employment space, which the loss of this commercial building would further contribute towards.</p> <p>Godalming Town Council objects to this application on the basis of loss of employment premises.</p>
Natural England	No objection
Thames Water Utilities	No objection subject to the guidance provided.
Southern Water	The development site is not located within Southern Water's statutory area for water supply/wastewater drainage services.
South East Water	No response received.
Lead Local Flood Authority (LLFA)	No objection, subject to conditions.

Environment Agency	Refer to standing advice.
County Highway Authority	No objection, subject to conditions.
Surrey Wildlife Trust	No objection, subject to conditions.
Forestry Commission	No objection, but asks the Council to consider the cumulative effects on the ancient woodland when taking into consideration the 97-property development which is currently under construction on the same site.
Council's Waste and Recycling Officer	No response received.
Council's Environmental Health Officer – Contaminated Land	No objection, subject to conditions.
County Council – Infrastructure	Previous s106 impacts that gave rise to education contribution requests, are now covered by CIL receipts in the main

11. Representations

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

- Loss of nursery provision which is greatly needed.
- Loss of small commercial office space which is greatly needed.
- Too many offices have been turned into flats.
- No need for more flats.
- Lack of infrastructure for residential accommodation.
- We need to support local businesses.
- Loss of privacy.
- Overlooking.
- Residential accommodation would be occupied 24/7.
- Balconies are a cause for concern and should be Juliette balconies only.
- Concerns re. lack of retaining wall.
- Greater noise and disturbance.
- The rooms should be reconfigured.
- Woodside Park is already sufficiently developed.
- The site has been crammed since the original permission.
- There has been a complete failure to recognise the needs of the community (i.e. loss of playground, green planting, etc).
- A nursery and commercial unit in this location would be a great benefit to the increasing number of residents in this area which has not seen any provision of this nature in the developments over the past years.
- Increased parking on Catteshall Lane.
- Do not agree that the commercial unit would not be commercially viable as the developer owns the nursery and had been on the site for 15+years.
- it is understood that the nursery continues to thrive so why would it not relocate back to this location.

- The parking at the new nursery location is more dangerous.
- The original commercial unit was fit for purpose and had less impact on the neighbours and locality (changing to flats would again add more strain on local services and the road network), not to mention overlook Sandford Mews and other nearby residents.
- The loss of commercial accommodate was a previous reasons for refusal.
- Impact on road use.
- Loss of key community facility/demand for business use.
- There is also a lack of small office accommodation in the area.

12. Planning Considerations:

12.1. Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenity.

The application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018, which allocates the wider site suitable for around 100 dwellings, employment and community uses, subject to the satisfactory regulation of any potential contamination and the achievement of satisfactory detailed access arrangements onto Catteshall Lane.

Permission was granted pursuant to outline permission (WA/2016/1418) and the associated reserved matters application (WA/2020/0780) for 97 dwellings, including 17 affordable units as well as a community and commercial building. This permission is extant and could be implemented in full.

12.2. Planning history and differences with previous proposal

The planning history is a material consideration.

As above, planning permission has been previously granted, as part of the wider Woodside Park re-development for the erection of a part 2-storey, part 3-storey building to provide a community use at ground floor and commercial office accommodation at first and second floor.

The differences between the current proposal and that application are, in terms of the use of the proposed building, that the current proposal seeks to provide residential accommodation in the form of 12 flats and associated parking and refuse storage. The flats are proposed to be 100% affordable units.

In terms of the design of the proposed building, the proposal is largely the same with a few fenestration alterations and the addition of a number of steel and glass balconies.

The test is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme and is acceptable in its own right.

12.3. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1 April 2021 in November 2021. Since then, the Council has published a factual update to the Five-Year Supply Position Statement (December 2021). Several appeal decisions have also been issued which examine the Council's five year supply and conclude that the Council cannot currently demonstrate a five year supply. The Council accepts this but considers some of the sites discounted by recent Planning Inspectors should remain in the supply. On this basis, the Council calculates it currently has 4.3 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. Therefore, unless specific policies contained within footnote 7 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.

12.4. Loss of commercial and community uses

As noted above, the application site forms part of a strategic site subject to policy SS8 in the Local Plan (Part 1) 2018 This allocates the wider site suitable for around 100 dwellings, employment and community uses.

The application proposes to replace the consented commercial and community uses with a residential use.

With regard to the loss of the commercial use

Retained Policy IC2 of the Local Plan 2002 sets out that the loss of suitably located industrial and commercial land will be resisted. Sites will be regarded as being suitably located where they meet one or more of the following criteria:-

- a) the continued use of the site for commercial or industrial purposes would not have a materially adverse impact on the local environment or the amenities of nearby residents;
- b) they lie within or close to residential areas which can provide a source of labour;
- c) they are conveniently located to customers/markets and to other firms;
- d) they are located where the highway network can satisfactorily absorb the traffic generated; and

- e) they are conveniently served by public transport and/or are conveniently accessible from nearby residential areas by walking/bicycle.

The Policy requires the applicant to demonstrate that there is no need for the site to be retained for employment purposes.

Policy EE2 of the Local Plan (Part 1) 2018 sets out that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use. Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate. In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed new use will contribute to the economy or meet other specific economic needs.

Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019 sets out that development proposals to provide small-scale employment accommodation, including as part of residential led, mixed use site allocations in the Waverley Local Plan Part Two, will be encouraged.

Historically, the Woodside Park development compromised a mix of office, industrial and warehouse buildings and the approved redevelopment sought to retain an element of commercial and community space. The current proposal would replace a consented building that would provide 2 floors of commercial office space. This building has not been constructed but the permission is now extant owing to the implementation of wider residential development.

The applicant has set out that the proposed development overrides the need to retain commercial uses on this site. They have provided a report by chartered surveyors Hurst Warne dated April 2022 on the commercial property market within Godalming and surrounds. The report sets out (in short) that:

- *Demand for Godalming offices tend to come from within Godalming itself or nearby villages / small towns and very few businesses would seek to relocate to this area. Larger, blue chip and national companies would look towards other nearby towns such as Guildford or Woking where the choice of stock is larger and better quality, with easier access to the road communications network.*
- *Hurst Warne have seen relatively low levels of demand in Godalming and surrounds. Low take-up levels have been experienced in other surrounding towns, with the exception of Guildford, Leatherhead and Weybridge. This has been down to the pandemic where the majority of workforces have been working from home. The take up that Hurst Warne are aware of, over the last 12-18 months, has been very small suites to sole traders and local small businesses.*

- *At the time of writing, there was approximately 5,481 sq m (59,000 sq ft) of available office accommodation (in Godalming). Therefore, this large amount of supply in Godalming provides plenty of stock for occupiers and the supply is sufficient for many years to come. If we look further afield to Guildford and Woking there is also large amounts of supply there. Furthermore, from market knowledge it is expected that this number will increase due to the effects of the pandemic as office occupiers will require less space going forwards as an element of their workforce remains working from home.*
- *A large amount of available space within the town is located at Friary House on Station Approach. The building is undergoing a comprehensive refurbishment to deliver Grade A office space. The building benefits from LED Lighting, raised floors, flexible floorplates, new showers, and toilet facilities. The building is adjacent to Godalming station and moments from the town centre. The building is in the process of being refurbished and should be ready Q3 2022.*
- *Slightly closer to the application site is Godalming Business Centre where Unit 8 is available here and provides good quality office accommodation at slightly more affordable rents (quoting £280 per sq m / £26.00 per sq ft).*
- *It is considered that there is an ample spread of different types of accommodation and rental levels for companies wishing to relocate into or within Godalming.*

In summary, Hurst Warne's report sets out that there is a plethora of office space available in Godalming to suit most occupiers' requirements. It is in the opinion of the authors that plans to redevelop the application site into an office / alternative use to provide additional space in Godalming is not practical nor suitable and would not see demand due to the weak level of demand in this locality. Moreover, given the secondary location of the subject site, it would not be the first option for occupiers when looking at offices in Godalming.

With regard to the loss of community use

Policy ICS1 of the Local Plan (Part 1) 2018 sets out that the Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.

Hurst Warne's report sets out that:

- *The current approved plans are for a nursery / D1 space on the ground floor and offices / B1 space on first and second floors. However, due to the new planning changes in September 2020, these classes fall under the same 'E' class now. Class 'E' encompasses retail, offices, restaurants, light industrial, nurseries and gyms therefore it is important to consider these uses when commenting on the development.*

- *There is plenty of office stock available in Godalming so it is expected that the same outcome would be witnessed for the alternative use market.*
- *To the east of the site towards the town centre there are large supermarkets such as Sainsbury's and Waitrose. The town centre has a variety of shops and other spaces with local and national occupiers; however, the High Street has suffered over the past 12-24 months with a reasonably high level of vacancy.*
- *It is currently difficult to ascertain a complete demand picture due to the pandemic and lock downs which have occurred throughout 2020 and 2021. However, they are seeing positive movements in the alternative use sector regionally. Godalming has a reasonably healthy retail environment with a large amount of small local retailers.*
- *However, there are many vacant units especially on the High Street. At the time of writing there were 14 retail / industrial / alternative use properties available totalling 3,995 sq m (43,000 sq ft). It is also estimated that there would be 5-10 units coming available soon as a further result of the pandemic and retail attitudes.*
- *The majority of vacant units tend to be small lock up shops that suit local occupiers rather than the more national and regional occupiers.*

In summary, Hurst Warne's report sets out that as the application site currently has plans for alternative use, specifically D1 use on the ground floor it is important to look at the current demand and supply of Godalming and surrounds that is discussed above. Given the current lack of demand and ample supply of units in Godalming it is considered that there is no need for extra supply for alternative use properties. Furthermore, due to the secondary location of the site and the current economic climate, it is highly unlikely that any occupier would risk such a speculative venture given the prevailing market conditions in the current post pandemic market.

In addition to this report, the applicant has set out that when the intended occupant of the community space (the previous Nursery) confirmed their permanent move to Wey Court, the applicant did consider seeking an alternative community use for the ground floor of the approved building. Their initial discussions, as set out in Hurst Warne's report, advised that the lack of demand for this type of space together with the limited rental income that it would achieve would make this option unviable. The applicant nonetheless approached a number of companies that they had worked with in recent years to ascertain if they would be interested in utilising the space at Woodside Park but it was clear that this would also be unviable.

The applicant also considered the use of the ground floor as a doctor's surgery. However, it was considered that as a standalone surgery, the building was not large enough and in too close proximity to existing Mill Practice further along Catteshall Lane. The Mill Practice also confirmed that they were not interested in expanding their existing facility into this space.

Other uses such as a museum, library or fitness club were not considered viable.

Further, as the upper floors were intended to be rented as offices for which the applicant established there is an oversupply of in the area, the applicant sets out that it became clear to them that the long term sustainability of the consented building, which is yet to be built, was not viable in its approved form.

Whilst Officers acknowledge the extant permission and consented scheme that would provide commercial and community space, the consented building has not been developed yet. Thus, it is a material consideration that no existing businesses would be displaced by the proposed development, noting the applicant's case that other suitable office or alternative uses accommodation is readily available in the immediate and local area.

It is clear that whilst historically the Woodside Park development comprised a mix of office, industrial and warehouse buildings it is largely surrounded immediately by residential uses – with the exception of the existing ambulance station which is proposed to be retained. As such, it would not be out of character for a residential use to occupy this space. Whilst it can be said that the application site is 'suitably located' commercial land in terms of Policy IC2 of the Local Plan 2002, the character of the area is now altered as such that the immediate area is predominantly residential which is a material consideration

With regard to Policy EE2 of the Local Plan (Part 1) 2018, noting the case put forward by the applicant, there is little prospect of the building being used for its previously intended commercial and community uses. The Council have a clearly identified need for new homes, in particular affordable homes. This weighs in favour of the proposal. It is considered that a residential use at this site would support the local economy through the use of local services and facilities.

With regard to Policy GOD2 of the Godalming and Farncombe Neighbourhood Plan April 2019, whilst it is noted that the small-scale employment accommodation is encouraged, the applicant has put forward a case that there is plenty of such accommodation available within Godalming for future occupiers who may seek such space.

With regard to Policy ICS1 of the Local Plan (Part 1) 2018 the applicant has set out that the intended occupier of the consented community use has already permanently relocated to alternative premises and as such is not displaced. Other alternative uses have been considered but no suitable users have been identified.

Officers consider that whilst the proposal would see a departure from strategic policy SS8 of the Local Plan (Part 1) 2018, it would accord with Policies EE2 and ICS1 of the Local Plan (Part 1) 2018 and Retained Policy IC2 of the Local Plan 2002. It would also meet a clear identified need for residential accommodation within the borough with the added benefit of providing 12 affordable residential units which are of particular need. On this basis, Officers consider the proposal to be acceptable.

11.5 Housing mix and provision of affordable housing

Level of affordable housing proposed

Policy AHN1 of the Local Plan (Part 1) 2018 sets out the Council's affordable housing required of 30% of affordable housing on qualifying sites. All 12 homes proposed in this application – 100% of the units – are proposed as affordable homes, which exceeds this requirement which is a benefit of the proposal. However, the affordability of these homes in terms of tenure and bed size will also need to be a strong consideration, in terms of how closely they will meet local housing need and maintain their affordability in response to rises in the cost of living.

Affordable mix

Policy AHN1 requires the mix of dwelling types, sizes and tenure split to reflect the type of housing identified in the most up to date evidence of housing need. The Council's latest needs evidence is the Waverley Housing Affordability Study 2021. The First Homes requirement (25% of all affordable homes to be First Homes), and the requirement for 10% of homes across the development as a whole to be for affordable home-ownership, do not apply to schemes such as this which are 100% affordable housing.

Affordable housing over the Council's 30% requirement is referred to as such in the Section 106 agreement, as 'Additional Affordable Housing', so as to make clear the distinction between these and the 30% affordable housing defined by Policy AHN1.

When secured in this way, 'Additional Affordable Housing' units will be eligible for CIL social housing relief. Additional Affordable Housing, offered above the ANH1 requirement, is eligible for Homes England funding.

On this scheme, 30% equates to a planning requirement for 3.6 affordable homes. The proposal comprises 6 x 1-bed and 6 x 2-bed units. The Council's Housing Enabling team have set out the requirement that 2 x 1-bed and 2 x 2-bed units are specified as the units in compliance with Policy AHN1 with the remaining 4 x 1-bed and 4 x 2-bed units are specified as Additional Affordable Housing with the Section 106 agreement, should permission be granted.

The Council's Housing Enabling team have confirmed that the proposed mix of bed sizes of 6 x 1-bed and 6 x 2 bed-proposed broadly reflects the Waverley Housing Affordability Study which recommends a mix which is predominantly for 1 and 2 beds on rented homes. Officers do note that this would not strictly comply with Policy GOD1 of the Godalming and Farncombe Neighbourhood Plan 2019 as no 3-bed units are proposed. However, it is considered that the application site does not lend itself well to larger units.

Rent levels

The Waverley Affordability Study shows that the greatest need across the borough is for rented accommodation. The Council's priority for rented housing is for social rents as reflected in the '*Affordable Homes Delivery Strategy 2022-25: Build More, Build Better, Build for Life*'. It is therefore recommended that all 12 units are provided as social rather than affordable rents. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a pressing need to deliver this tenure to meet the needs of Waverley's lowest income households.

However, if social rents are shown to be unviable on this site then affordable rents may be acceptable if the rents are kept as low as possible. In line with the Waverley Affordability Study, both one and two bed units should be capped at no more than 70% of market rents (including service charges) so that working households can afford them.

The applicant has committed to deliver the affordable homes either at social rent or at a reduced affordable rent (capped at 70% of the local market rent, including service charges). Either approach would be in line with the Affordable Homes Delivery Strategy 2022-25. Although social rent is our preference, we appreciate this will be more difficult to achieve on a site for 100% affordable housing. The S106 will require the provision of either social rent or affordable rent capped at 70% of market rent.

The size and design of the units are discussed in the 'Standard of accommodation and amenity of future occupiers' section.

On the basis that the affordable housing mix and tenure is acceptable, the proposal is considered to accord with AHN1 of the Local Plan Part 1 (2018). This would be secured via a Section 106 agreement in the event of approval.

11.6 Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2021.

Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 sets out that all development shall not significantly adversely impact on the amenity of neighbours, and be sympathetic to the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they contribute positively to the features of the respective character areas, as described in the Godalming and Farncombe Character Area Assessments.

The proposed building would be part 3-storey, part-2 storey and would have the same design as the previously approved community and commercial building

(approved under WA/2020/0780) with the exception of a few elevational changes such as the addition of modest balconies.

The proposed design is not exciting, however it is a material consideration that a very similar building could be erected without any further permission required. It is noted that the proposed building would be located adjacent to Block E - Stillwater House which is a part 3-storey, 4-storey flatted block. As such, the proposed building would be in keeping with surrounding development.

Owing to the importance of the use of good quality material, a condition is recommended ensure the submission of material details prior to construction.

The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

11.7 Standard of accommodation and amenity of future occupiers

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 playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

Affordable homes in Waverley should meet the Nationally Described Space Standard in line with Waverley's Allocation Scheme.

To make best use of affordable housing stock, the expectation is that 1-bed units should accommodate 2 people and 2-bed units should accommodate 4 people.

The application would provide 12 units. The following tables provide a comparison between the proposed floor areas and the Technical Housing Standards.

Bedroom size compared to Technical Space Standard

Unit no.	Bed no. and person no.	Internal floor area proposed	Technical Space Standard	Does it accord?
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1	Bedroom 1, 2p	16.197m ²	11.5m ²	✓
2	Bedroom 1, 2p	14.762m ²	11.5m ²	✓
2	Bedroom 2, 2p	11.920m ²	11.5m ²	✓
3	Bedroom 1, 2p	14.470m ²	11.5m ²	✓
3	Bedroom 2, 2p	15.491m ²	11.5m ²	✓
4	Bedroom 1, 2p	12.364m ²	11.5m ²	✓
4	Bedroom 2, 2p	16.318m ²	11.5m ²	✓
5	Bedroom 1, 2p	16.572m ²	11.5m ²	✓
6	Bedroom 1, 2p	14.587m ²	11.5m ²	✓
6	Bedroom 2, 2p	11.859m ²	11.5m ²	✓
7	Bedroom 1, 2p	13.567m ²	11.5m ²	✓
7	Bedroom 2, 2p	14.281m ²	11.5m ²	✓
8	Bedroom 1, 2p	12.557m ²	11.5m ²	✓
8	Bedroom 2, 2p	16.067m ²	11.5m ²	✓
9	Bedroom 1, 2p	15.415m ²	11.5m ²	✓
10	Bedroom 1, 2p	15.554m ²	11.5m ²	✓
11	Bedroom 1, 2p	13.309m ²	11.5m ²	✓
12	Bedroom 1, 2p	14.660m ²	11.5m ²	✓

Gross internal floor areas compared to Technical Space Standard

Unit	Detail	Technical Standard	Internal floor area proposed	Does it accord?
1	1b, 2p, 1s	50m ²	51.193m ²	✓
2	2b, 4p, 1s	70m ²	71.528m ²	✓
3	2b, 4p, 1s	70m ²	69.641m ²	Very slight shortfall
4	2b, 4p, 1s	70m ²	71.443m ²	✓
5	1b, 2p, 1s	50m ²	51.701m ²	✓
6	2b, 4p, 1s	70m ²	71.951m ²	✓
7	2b, 4p, 1s	70m ²	69.340m ²	Very slight shortfall
8	2b, 4p, 1s	70m ²	71.516m ²	✓
9	1b, 2p, 1s	50m ²	52.679m ²	✓
10	1b, 2p, 1s	50m ²	50.093m ²	✓
11	1b, 2p, 1s	50m ²	49.952m ²	Very slight shortfall
12	1b, 2p, 1s	50m ²	50.566m ²	✓

The above analysis demonstrates that all of the proposed bedroom sizes would meet and exceed the technical guidance. With regard to the gross internal floor areas, 9 units meet the standards with units 3, 7 and 11 falling very slightly short of the guidance. However, it is noted that unit 3 has the ability to open French windows to outside communal space and units 7 and 11 would have a small balcony space. All habitable rooms would be provided with sufficient light and outlook.

The communal bin store proposed would provide 1 1100L refuse bin, 1 660L refuse bin, 1 1100L recycling bin, 1 660L recycling bin and 2 140L food waste. This would provide sufficient secure, communal waste storage for a development of this size, in accordance with the Council's 'Requirements for Refuse and Recycling Provision at New Developments'.

Whilst no private amenity space is proposed, some small areas of communal space are proposed as well as the publicly accessible wooded areas, open undeveloped areas and the lake secured via the original outline permission to the south of the application site.

Officers consider that sufficient information has been provided to demonstrate that a development could be achieved that delivers good quality accommodation for future residents, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

11.8 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. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2021.

It is a material consideration that permission has been granted for a community and commercial building in this location. This permission is extant and could be built-out.

The closest residential properties to the application site are Rosedale to the north-east, 9 Sandford Mews to the north and the units at Block E - Stillwater House, currently under construction at the wider Woodside Park development.

Amended plans were received which removed the proposed balcony from the first floor north-western elevation of Unit 6.

9 Sandford Mews

It is noted that the introduction of a building in this location would have a sense of presence owing to the existing undeveloped area of the site. However, it is a material consideration that the community and commercial building approved under WA/2020/0780 could be lawfully implemented, owing to the wider implementation of the approved scheme. The current proposed building would be sited in the same location and would be of the same height, bulk, scale and mass.

The proposed building would be sited 1.7m from the shared boundary with no. 9 Sandford Mews and 4.7m from the dwelling. It is noted that the proposed building would be sited adjacent to the parking area and bin store for the wider Sandford Mews development which would not be considered private amenity space. On this

basis, and owing to the planning history, Officers are satisfied that the proposal would not appear overbearing or result in a loss of light or outlook to the occupiers or 9 Sandford Mews.

The consented building has windows at first and second floor in the north-western elevation which would serve the commercial office space. These windows would face Sandford Mews.

It is noted that the proposed building would also feature first and second floor windows in the north-western elevation which would serve habitable rooms which would face Sandford Mews. Whilst it is acknowledged that these windows afford views towards Sandford Mews they would predominantly provide views across the existing parking and bin storage which is not considered private amenity space. There are no first floor windows in the south eastern side elevation

Whilst Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved scheme.

Rosedale

Officers note the concerns raised by the occupiers of Rosedale.

The proposed building would be, at its closest, 4.6m from the shared boundary with Rosedale extending to 6.1m. Owing to this separation distance and bearing in mind the extant permission, Officers are satisfied that the building would not appear overbearing or result in a loss of light or outlook to the occupiers of Rosedale.

As above, the consented building has windows at first and second floor in the north-eastern elevation which would serve the commercial office space. These windows would face the rear garden on Rosedale. It is noted that the rear garden of Rosedale is in excess of 60m long. As the crow flies, the proposed building would be 25m from the dwelling at Rosedale with the built form of Sanford Mews in between. Owing to this separation distance, Officers are satisfied that the proposed building would not provide clear outlook to the primary amenity space to the very rear of the dwelling.

As above, Officers acknowledge that the views from a commercial building may be different to those from residential properties in terms of timings, however it is a material consideration that the approved scheme could be implemented. In light of the above, Officers consider that the proposal would not result in material harm over and above the approved scheme.

Stillwater House – Block E

The development at Stillwater House is currently under development. Looking at the approved plans for WA/2020/0780, Block E is approximately 9m from the approved commercial building. There are first and second floor windows in the north-eastern elevation that would serve habitable rooms. The proposed building would feature first and second floor windows in the south-western elevation which would face Block E. These windows would serve habitable rooms to the rear of the elevation. Officers acknowledge that there may be a degree of intervisibility between Block E and the Units 8 and 12 of the proposed building. However, and as noted above, it is a material consideration that the commercial building could be developed which featured kitchen windows at first and second floor which would face Block E which would likely result in a degree of intervisibility.

Officers note the concerns raised regarding the proposed balconies. Amended plans have been received which have removed the proposed balcony on Unit 6. Modest balconies are proposed on Units 7 and 8 at first and, Units 11 and 12 at second floor on the south-eastern elevation and Unit 5 at first floor on the south-western elevation.

Those proposed on the south-eastern elevation would face an area of car parking and open space and would not face existing or proposed residential properties. Officers consider these to be acceptable subject to a scheme to be submitted which would ensure privacy screening was erected on the north-eastern and south-western sides of each balcony to prevent any additional overlooking or loss of privacy to neighbouring occupiers.

The proposed balcony on the south-western elevation would face a parking area and access. Owing to the 'L shape' of the building, it would not provide any additional views to Block E at Stillwater House.

Officers note the concerns raised regarding noise and disturbance. The application site is surrounded by other residential properties, either existing or under construction. It is not considered that the proposal would result in noise and disturbance over and above the existing situation, particularly given the limited outdoor amenity space.

In summary, Officers acknowledge that the relationship with residential units would differ from that of a commercial and community building in terms of the usage and likely hours of operation. It is also acknowledged that the current proposal would result in a degree of overlooking and loss of privacy to neighbouring occupiers. However, this is not consideration to be so harmful, over and above the extant permission, to result in a reason for refusal.

11.9 Play space provision

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan (2019) states that childrens' play space and facilities for young people should be incorporated

within new developments, and that the provision of Local Equipped Areas of Play (LEAPs) should be encouraged.

The Fields in Trust organisation has produced a document entitled “Guidance for outdoor sport and play” which provides a structure as to when play space should be sought and how quality provision should be sought when it is necessary. This document is non-statutory (i.e. it does not form part of the formal development plan and does not carry very significant weight), however it does provide a useful framework for the assessment of play provisions.

The document states that developments of 10 to 200 units should look to provide a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) for sporting provision. As The Council now has a Community Infrastructure Levy (CIL) Charging Schedule in force, and the Council’s Regulation 123 list (the list wherein necessary infrastructure to be funded by CIL revenues is defined) includes the provision of leisure and recreation. Therefore, a separate new contribution towards a MUGA cannot be sought in this case.

It is noted that no LEAP or LAP are proposed as part of the current application. However, it is noted however it is noted that a LEAP would be provided as part of application WA/2019/031 within the adjacent original blue line land to the south which was secured via legal agreement. It is also noted that the outline permission secures the land within the original blue line, which includes wooded areas, open undeveloped areas and the lake, as publicly accessible. On this basis, Officers are satisfied that sufficient play space or publicly accessible open space is available for the occupiers of the proposed development.

11.10 Flooding and drainage

Policy CC1 of the Local Plan (Part 1) 2018 states that development will be supported when it mitigates and adapts to climate change, including through the use of Sustainable Urban Drainage Systems (SUDS) to reduce surface water run-off. Policy CC4 of the Local Plan (Part 1) 2018 states that SUDS will be required for all major developments.

The Lead Local Flood Authority (LLFA) have been consulted on the proposal and the submitted documents:

- 21339-P01 – Proposed Site Plan
- Flood Risk Assessment, Sanderson, July 2016, report reference: 8475/001/04
- Surface Water Drainage Strategy, Thomasons, November 2016, reference: G22260

The LLFA have confirmed that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the appliance of a number of conditions

requiring that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. The development is therefore acceptable with regards to flooding.

11.11 Contaminated Land

The proposal is located on potentially contaminated land. The Councils Environmental Health Officer has assessed the application and considers that the submitted ground appraisal report is out of date and not site specific. The wider site was remediated as a whole, and specific details of the standard that this area was remediated to and how this fits with the new proposed residential use are required.

Due to the potentially contaminative activities reported in the area, the introduction of residential use to the site and in order to ensure compliance with clause 174 of the NPPF, it is recommended that full contaminated land conditions are attached to any grant of permission. Subject to compliance with these conditions, the proposal is considered to be in accordance with Policy D1 of the Local Plan 2002 and the NPPF.

11.12 Highways and Parking

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

The application site is accessed via an existing access from Catteshall Lane which also serves the existing Ambulance Station.

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

Parking Provision

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's Parking Guidelines (2013) sets out the minimum number of parking spaces that would normally be expected:

Local Characteristics	Town Centre	Rest of Waverley
1 bed	1 space per unit	1 space per unit
2 bed	1 space per unit	2 spaces per unit
3+ bed	1.5 spaces per unit	2.5 spaces per unit

The application site is not located in the town centre and should therefore comply with the 'rest of Waverley' guidance.

Unit	Parking requirement	Parking proposed
6 x 1 bed units	6	17 spaces
6 x 2 bed units	12	
<i>TOTAL</i>	<i>18 spaces</i>	

The proposal would provide 17 off-street parking spaces which would constitute a shortfall of 1 space in relation to the Council's guidance. It is noted that there is other unallocated parking in the area including 47 unallocated spaces in the wider development (outside of the red line). It is further noted that the application site is in a highly sustainable location, 0.3 miles to the nearest supermarket and 0.5 miles to Bridge Street, leading to the High Street which provides a range of services and facilities for the local community as well as to bus services. The site is also 0.9 miles to Godalming train station and 1 mile to Farncombe train station which serve the mainline railway service to London and Portsmouth. The County Highway Authority have raised no concerns regarding this slight shortfall. On this basis, Officers are satisfied that the parking provision is acceptable.

It is noted that the allocated parking spaces to serve the Ambulance Station approved under application reference WA/2020/0780 are not affected by this development and would be retained for this purpose.

Cycle Parking Provision

The applicant has indicated their intention to provide a series of Sheffield Stands to provide 14 cycle parking spaces adjacent to the building entrance. The County Highway Authority have noted that Sheffield Stands are not suitable for long stay residential parking. As such, a condition is recommended requiring the submission and approval of a scheme which would require secure, covered facilities for the parking of bicycles .

11.13 Impact on Ancient Woodland

Paragraph 180 of the NPPF 2021 set out that, when determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are

wholly exceptional reasons and a suitable compensation strategy exists. A wholly exceptional reason may include infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2021.

Retained Policy C7 of the Local Plan 2002 sets out that the Council will seek to ensure that the extent of tree cover in the Borough is maintained and an in particular will resist the loss or seek the replacement of trees, woodlands and hedgerows.

The application site is approximately 33 meters from an area of Ancient Woodland to the south-east. Officers note the comments received from the Forestry Commission, however Officers are satisfied that the proposal would comply with their standard advice. In addition, the proposed building would be well separated from the woodland itself and access for construction and for the development would be oriented away from the woodland. On this basis, Officers are satisfied that the proposal would accord with Policy NE2 of the Local Plan (Part 1) 2018, retained Policy C7 of the Local Plan 2002 and the NPPF.

11.14 Effect on Wealden Heaths SPA

The site is located within the Wealden Heaths I SPA 5km 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.

11.15 Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 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 supported by the following document:

- 'Biodiversity Mitigation and Enhancement Plan' by Enims Ltd. dated March 2022

Surrey Wildlife Trust have been consulted on the application and note that the site has already been cleared for a previously approved larger development and that the application is for a change in use and layout for a section of the site. Therefore, the development footprint does not appear to contain any Habitats of Principal Importance and appears to have low suitability for protected species.

Given the site's proximity to woodland to the rear of the site, Surrey Wildlife Trust have recommended a number of conditions including the requirement for the developer to submit, agree and comply with a Landscape and Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP).

Subject to compliance with the recommendations of Surrey Wildlife Trust, Officers are satisfied that the proposal would be in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

13. Conclusion

The principle of development has already been established through the grant of outline and reserved matters permission for a mixed residential, commercial and community use site. The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area owing to its siting adjacent to other residential properties including flatted blocks.

The proposal would have an acceptable impact on residential amenity, taking into account the likely impact of the consented scheme.

There would be no adverse impact on highway safety over and above the consented scheme. The shortfall of one off-street parking space is not considered to be a cause for concern in this sustainable location.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents. Whilst no private amenity space is proposed, there would be access to publicly accessible open space in close proximity to the site.

The provision of 12 affordable housing units, secured via legal agreement, is considered to be a significant benefit of the proposal.

The planning balance assessment concludes that, whilst the proposal would conflict in part with strategic Policy SS8 of the Local Plan (Part 1) 2018, due to the loss of the

commercial and community building, the conflict would have been justified within the applicant's submission and would not significantly and demonstrably outweigh the benefits of providing 12 affordable residential units in a sustainable location.

As such, planning permission is recommended for approval.

Recommendation

RECOMMENDATION A:

That, permission be GRANTED subject to the applicant entering into appropriate legal agreement within 63 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

P01 REV A

P02 REV A

P03 REV A

P04

P05 REV A

P06 REV A

P07

P08

P09 REV B

P10

P11

P12 REV A

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

Reason:

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

2. Condition:

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

Reason:

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

3. Condition:

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. 21339-P01-#) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

4. 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.

5. 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.

6. Condition:

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of

and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling.

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.

7. Condition:

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

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

8. Condition:

No development shall commence until a 'Landscape and Ecological Management Plan' (LEMP) to include details of:

- a) Description and evaluation of features to be managed, including the adjacent woodland and nearby ancient woodland, and a plan showing the location of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.

j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified,
has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in line with the agreed details so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason:

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

9. Condition:

No development shall commence until a 'Construction Environmental Management Plan' (CEMP) to include details of:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities, including construction lighting
- c) Practical measures to avoid and reduce impacts during construction, including possible impacts to badger, bats, breeding birds, and European hedgehog
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in line with the agreed details.

Reason:

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

10. Condition:

Any external lighting installed on this development should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series".

Reason:

Reason:

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

11. Condition:

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person

per day.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

12. Condition:

Prior to the first occupation of the dwelling here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

13. Condition:

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

- a) Confirmation that the 12 flats together with associated parking and bin store will connect into the existing adjacent approved drainage system, with confirmation that capacity is available to receive and attenuate flows.
- b) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, in accordance with Policies CC2 and CC4 of Local Plan (Part 1) 2018.

14. Condition:

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

attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC2 and CC4 of the Local Plan (Part 1) 2018.

15. Condition:

Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include

(i) All works to be undertaken

(ii) Proposed remediation objectives and remediation criteria

(iii) Timetable of works

(iv) Site management procedures

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

16. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 15 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley

Borough Local Plan 2002.

17. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 15, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 15 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 15.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 15.

Reason:

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition:

Prior to the occupation of the dwellings hereby approved a scheme of privacy screening for the first and second floor balconies on the south-eastern elevation shall be submitted to and be approved in writing by the Local Planning Authority, which features permanent 1.8m high opaque screening between all flats and neighbouring occupiers. Thereafter the privacy screening shall be retained and maintained for their designated purpose in perpetuity.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

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.- u0000
4. 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).
5. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. 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.
7. The applicant is reminded that it is an offence to disturb protected species

under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

8. The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.
9. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

11. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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.

RECOMMEDATION B:

That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission be REFUSED