

Update sheet – WA/2022/02194 – Hurst Farm, Milford

Update to recommendation

Recommendation A is also subject to prior consultation upon the application to the Secretary of State.

This consultation is only required in the event that Waverley are not minded to refuse permission. It is required because retail development is proposed outside of a defined town centre, the proposal is not wholly in accordance with the development plan and more than 5000m² of new built floorspace is proposed.

Conditions

Officers have made changes to the detailed wording of some conditions within the condition schedule in accordance with delegated authority within the recommendation.

3 additional conditions are recommended –

Condition 54

No more than 75 residential dwellings hereby consented shall be first occupied until the vehicular and pedestrian/cycle site access onto the A3100 Portsmouth Road (including the Chapel Lane/Portsmouth Rd junction improvement/public realm scheme and the 10 No. public parking spaces for local shops) has been provided in general accordance with Iceni Drawing No. 24 Rev F and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently retained.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

Condition 55

No more than 110 dwellings hereby consented shall be first occupied until the following has been provided, in general accordance with Iceni Drawing No's. 01 Rev J and No. 31: • Portsmouth Road/Church Road mini-roundabout junction improvement scheme. • Station Lane/Church Road priority junction improvement scheme. • Uncontrolled pedestrian crossing on Portsmouth Road. • Portsmouth Road speed reduction measures comprising speed activated signage (VAS), traffic island and road markings.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

Condition 56

The development hereby approved shall not be commenced unless and until a scheme for the provision of electric vehicle charging points (including a strategy for their ongoing management and maintenance), in accordance with “Surrey County Council’s Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (2023)”, has been submitted to and approved in writing by the Local Planning Authority. The required provision shall comprise: • 1 fast charge socket (7kw Mode 3 with Type 2 Connector) per dwelling (houses and flats) • 50% of visitor spaces to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector) and 50% provided with cable routes for future EV Charging sockets. • 50% of spaces serving the farm shop to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50% of spaces serving the healthcare facility to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50 % of spaces serving the rural business hub to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50% of spaces serving the sports pitches to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • All 10 No. parking spaces designated for serving the local shops and services shall be installed with cable routes for future EV Charging sockets. The Electric Vehicle Charging sockets shall be installed prior to the first occupation of each dwelling and prior to the non-residential land-uses being first brought into use/opened for trading.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

Additional consultation responses

Additional comments have been received from Witley Parish council, advising that they do not have an interest in taking on the management and maintenance of the proposed playing pitches (in Guildford BC area).

Additional representations

3 additional representations objecting to the proposal have been received.

Reasons for objection include –

- Safety of access to the village hall will be affected.
- The proposed playing pitches will be heavily used by the Milford Pumas and detrimental to the already unsafe Highway conditions on Eashing Lane.

- The visibility splays to Eashing Lane will damage the environment and trees.
- The joint implications of the proposed development and the SANG within Guildford on Eashing Lane safety haven't been considered, including the provision of two crossings.
- Further traffic interventions including 20mph limit should be undertaken to Eashing Lane if the new access is allowed.

Additional emails of representation have also been received from a party stating that it is necessary to the developer to provide a contribution towards the adjacent SANG as the footpath to be provided within the proposed SANG in Guildford area is insufficient length. Officer comment – The developer has identified a alternative SANG arrangement that can be delivered and therefore the matter is address through a Grampion condition required detailed information to be submitted relating to the SANG to enable the discharge of this condition.