

WA/2023/00029 – Change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping. at LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE

Applicant:	Redwood (South West) Ltd - Redwood (South West) Ltd
Parish:	Haslemere CP
Ward:	Haslemere East and Grayswood
Grid Reference:	E: 490452 N: 132104
Case Officer:	Dylan Campbell
Neighbour Notification Expiry Date:	30/01/2023
Extended Expiry Date:	14/04/2023
Committee Meeting Date: (committee only)	Planning Committee 18/10/2023
RECOMMENDATION	That, subject to conditions, permission be GRANTED

Summary

This application has been brought before the Council's Planning Committee as a result of the number of neighbour notification objections received contrary to the recommendation for approval.

This application is for the change of use of land to provide community allotments and orchards within an Area of Great Landscape Value (AGLV), Countryside Beyond the Green Belt and adjacent to the Surrey Hills Area of Outstanding Natural Beauty (AONB). The plans demonstrate that significant landscaping works would be carried out to screen the allotments to minimise the impact on the setting of the AONB. An access onto Scotland Lane would be created, along with 6 parking spaces and cycle storage. The access would require the removal of one tree. The proposal would result in a 33.80% net gain in biodiversity for habitats and 282.13% net gain for hedgerows.

The proposal would support the creation of a community facility, which is given great weight. The proposal would not detrimentally impact the character or function of the AGLV or setting of the AONB. There would not be an impact on highway safety or neighbouring amenity and the proposal would result in an ecological enhancement. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

1. Site Description

The site lies to the south of Scotland Lane and comprises approximately 0.9 hectares of grassland located within the Countryside beyond the Green Belt and An Area of Great Landscape Value. The site is on a largely south facing slope and is currently accessed via Scotland Lane by way of an existing private track located to the north western boundary of the site. The site is bounded by some hedgerows, trees and new tree planting.

The site is bound to the west by 'Red Court' and 'Red Court Lodge' (both Grade II Listed Buildings), to the north by Scotland Lane and the Haslemere Recreation Ground, to the east be residential dwellings and to the south by an open field and woodland.

2. Proposal

The application is for the change of use of land from grassland to the provision of 25 community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.

3. Relevant Planning History

There is no planning history in relation to the application site, however adjacent sites under the ownership of the applicant are subject to recent planning decisions.

Reference	Proposal	Decision
WA/2022/01887	Hybrid application consisting of an Outline application for up to 111 residential dwellings and associated works and full application for the erection of 1 dwelling and associated works and a scout facility/nursery (use class F) and an education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). (Environmental Statement)	REFUSED 02/05/2023
WA/2020/1213	Erection of a residential development including associated parking, landscaping, open space and infrastructure.	REFUSED 24/07/2021 Allowed on Appeal 01/02/2022

4. Relevant Planning Constraints

- Countryside beyond Green Belt
- Adjacent to Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths II SPA 5km Buffer Zone
- East Hants SPA 5km Buffer Zone
- High Archaeological Potential Ancient Woodland 500m buffer

5. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, SP2, ST1, LRC1, RE1, RE3, TD1, HA1, NE1, CC2, CC4
- **Waverley Borough Local Plan (Part 2) 2023: Site Allocations and Development Management Policies (LPP2):** DM1, DM2, DM4, DM5, DM9, DM11, DM15, DM25 and DM26.
- **Haslemere Neighbourhood Plan 12 November 2021:** H1, H7, H9, H10, H12

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Haslemere Town Council No objection – Request to consider carefully: 1) Parking provision – concerns that 4 parking spaces for 25 plots may not be enough, resulting in an overspill onto Scotland Lane and Haslemere Road. However, it is acknowledged that not all allotment users will turn up at the same time. 2) Water butts are being provided together with taps, but the Council knows the water provision in this area is stretched already. At the time of the planning meeting there was no response from the water company about this application and it was requested that this be sought.

Chichester District No comment

Council

SCC Highways Authority	No objection - Assessed on safety, capacity and Policy grounds. Conditions recommended in relation to parking and visibility splays.
SCC Archaeology	No objection - The site lies entirely within an Area of High Archaeological Potential (AHAP). Archaeological investigations were carried out and there is no evidence that the site was occupied in the past. No significant ground disturbance is proposed so it has been demonstrated that the area does not contain significant archaeological remains. There is no need for further archaeology considerations.
Surrey Wildlife Trust	No Objection – Conditions recommended.
Surrey Hills AONB Unit	Objection - The site lies within the AGLV but adjoins the AONB to the south. Allotments do not meet NE's natural beauty for AONB designation. Recommendation that permission is refused on landscape grounds as being contrary to Local Plan Policy RE3 and spoiling the setting of the neighbouring AONB with insufficient regard to NPPF paragraph 176 and Surrey Hills AONB Management Plan Policy P6.

7. Representations

60 letters (20 letters from 8 Households) have been received raising objection on the following grounds:

- Damage to habitat
- Loss of green space
- Biodiversity impact
- Unlikely to achieve 33% Biodiversity Net Gain (BNG)
- Pollution impact
- Loss of trees
- AONB candidate
- Undermines adjacent AONB
- No local community benefit
- Outside of settlement boundary
- More vehicle movements
- Site would need to be accessed on foot
- Highways safety
- Inadequate parking

- Impact on recreation ground parking
- On-street parking impact
- Inadequate infrastructure
- Noise and disturbance
- Increased demand for water
- Result in brownfield site
- Future residential development
- Impact on setting of Red Court

2 letters (from 1 household) have been received expressing support for the following reasons:

- Waiting list of over 100 for 103 allotments.
- Significant community benefit.
- Accessible.
- Improved mental health.
- Orchard crops will support biodiversity.
- Source of fruit and vegetables.

8. Planning Considerations:

Principle of development

The application site falls outside of the settlement boundary (developed area) of Haslemere, within the Countryside beyond the Green Belt. The site also lies adjacent to the AONB and within the AGLV, Policy RE1 of the Local Plan (Part 1) 2018 states that the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy LRC1 of LPP1 outlines that the Council will seek to retain, enhance and increase the quantity and quality of leisure and recreation facilities and to improve access to them. Paragraph 98 of the NFFP outlines that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Policy DM15 seeks to avoid isolated development. Policy H1 of the Haslemere Neighbourhood Plan states that development outside the settlement boundaries will be strictly controlled. Development proposals in such locations will only be supported which otherwise conform with national and local planning policies.

The proposed change of use for the provision of community allotments and orchards including a small car park and a new access off of Scotland Lane. No buildings or structures are proposed. Whilst it is recognised that the application site falls outside

of the settlement boundary, within the Countryside Beyond the Green Belt and adjacent to the AONB. It adjoins the settlement boundary of Haslemere along the site's northern boundary and is closely related to the Haslemere developed area and associated roads. As such, the development would not be isolated or unsustainable in terms of location, access to everyday services and facilities, and would provide opportunities for walking and cycling. The proposal would not impact the character or function of the countryside beyond the green belt. No concerns are raised regarding Policy LRC1 and RE1 of LPP1, Policy DM15 of LPP2 or H1 of the Neighbourhood Plan and the NPPF 2023.

Design and impact on visual amenity, the AGLV and setting of the AONB

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. The site is located within the Countryside Beyond the Green Belt and AGLV close to the AONB boundary as defined by Policies RE1 and RE3 of the LPP1. Policy DM15 of the LPP2 relates to development in rural areas. NPPF paragraph 176 states that development within the setting of an AONB or a National Park should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Policy P6 of the Surrey Hills Management Plan states that development that would spoil the setting of the AONB by harming public views into or from the AONB will be resisted.

The AONB Unit have objected to the proposal, outlining that allotments do not meet Natural England's natural beauty requirement for AONB designation and considers it unlikely that it would go forward for AONB designation subsequent to permission being granted.

The application site sits directly adjacent to the settlement boundary of Haslemere and it is bound by Scotland Lane and the existing community facilities, including the various clubs and associations at the Haslemere Recreation Ground. To the south, the site is bound by open countryside. To the east and west of the site are residential dwellings.

The site is characterised by rural grassland, which was once part of the 'Red Court Estate'. It is currently private land which is not utilised, and cannot be accessed or used by the public. The site is predominantly screened from view and visually enclosed by the existing mature hedge and tree cover to the north, west, east and southeast. The only open side is to the southwest, where the land drops away down into the valley towards the AONB and the South Downs National Park (SDNP). The rising ground on the opposite side of the valley is heavily wooded and so there are no clear vantage points from elevated ground from which to view the application site.

The proposed development would be accessed via Scotland Lane and a total of 6 car parking and 6 cycle spaces would be created. The proposal would consist of 25 allotment plots varying in size from circa 39sqm up to 73sqm and orchards comprising

significant tree planting. The proposal seeks to minimise harm to the wider landscape and provide a positive contribution to accessible green infrastructure and countryside access and biodiversity enhancements.

Views of the site would be created from Scotland Lane due to the creation of the proposed access, however it would require loss of only one tree along the northern boundary and would be a track for a single car. Although the car park would be somewhat visible from Scotland Lane, small car parks are not a common feature in protected landscapes and would serve a proposal providing a public benefit. Tree loss is reduced to the minimum because the existing sightlines are sufficiently adequate to not require loss of trees or hedging beyond the gap created for the access track. As such, visibility would also be kept to a minimum.

The proposal seeks to position the allotments on the gently sloping ground, avoiding the steeper slopes further south to limit the developments visibility from the SDNP. Boundary planting is underway with a number of trees being planted along the open southwestern boundary and native hedge planting along the boundary with Red Court to the west. The proposal also includes additional woodland planting along the boundary with Red Court, along with the proposed orchard planting to the north and south of the allotments and separated by additional native hedges. This planting strategy results in dense layers of landscaping which would screen the proposed allotments once it has established and would appear as woodland, reinforcing this positive character aspect of the landscape.

It is considered that the proposed allotments, access road and car park would not be out of place in this countryside location and subject to the proposed landscaping, it is not considered to result in a detrimental impact to the AGLV or the setting of the AONB. The proposal would be in accordance with Policies TD1, RE1 and RE3 of the LPP1 and Policy DM15 of the LPP2 and the NPPF 2023.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 seeks to protect existing amenities for occupant and neighbours and 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. Paragraph 130(f) of the NPPF relates to amenity.

The proposal would be located between two residential properties to the east and west, set approx. 12.5m and 17.5m away from the site respectively. The proposed use of the site would result in an increase in coming and goings from the site along with more activity. However, it is considered a community allotment would not be considered a significantly noisy or disruptive use of the site, which would harm the amenity of the neighbouring properties. Especially when considering the existing surrounding uses and activities including Haslemere Recreation Ground. The

proposal would not detrimentally impact neighbouring amenity in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM1 of LPP2 and the NPPF.

Highway Safety

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Policy DM9 of the Local Plan (Part 2) 2023 also promotes sustainable transport, safe highways design and layout and parking standards.

The proposal is for a new community allotment, with a small car park which will be accessed from Scotland Lane. It is not considered that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal will not have a material impact on highway safety and that the proposed parking provision is sufficient for the used.

Any forthcoming permission would be conditioned to construct the vehicle access with visibility splays, parking and vehicle turning in accordance with the submitted plans.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 outlines that the Council will seek, where appropriate to maintain and enhance existing trees, woodland and hedgerows. Policy DM11 of the Local Plan (Part 2) 2023 seeks to retain woodland and important trees and hedgerows, outlining that trees or hedges are adequately protected during construction to avoid root damage including activities causing soil compaction or severance of roots. Policy H9 of the Neighbourhood Plan seeks to retain, enhance and protect woodland, trees, and hedgerows; and incorporate high quality landscaping schemes into developments.

The application is supported by an Arboricultural Statement within the Design, Access and Planning Statement. The statement outlines that only one tree would be removed to facilitate access to the site off Scotland Lane and all other trees would be retained. The proposal includes significant planting comprising orchards, hedgerows and boundary trees which is already underway. The additional planting is considered to adequately mitigate the loss of one tree required to provide access to the site. A Method Statement and Tree Protection Plan, along with a Landscaping and Maintenance Plan would be conditioned as part of any forthcoming planning permission

Officers are satisfied that subject to the recommended conditions, that the proposed development would be in accordance with Policy NE2 of LPP1, Policy DM11 of the LPP2 and Policy H11 of the Neighbourhood Plan.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) and DM1 of the Local Plan Part 2 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.'*

Terrestrial Mammals

It should be ensured that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts, or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If any terrestrial mammal activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Bats

A ground level assessment of trees to be lost as part of the development was carried out. No trees with bat roosting potential need to be removed for the proposed development. The site offers opportunities for commuting and foraging bats in the form of the woodland located along the northern and eastern boundaries. The off-site tree line to the west of the site also offers opportunities for commuting and bats.

Nocturnal species, such as bats, are also sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes. Paragraph 185 of the NPPF states that planning policies and decisions should *"limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation."* The application confirms that no lighting is proposed given the nature of the proposal being only used during the day.

Breeding birds

The applicant 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. If this is not possible and no large areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed

with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Great Crested Newts and Amphibians

One record for great crested newt (*Triturus cristatus*) was returned in the submitted ecological desk study, located 700m north of the site. The results of the HSI assessments found no waterbodies suitable for breeding great crested newt (GCN) within 500m of the site boundary. The terrestrial habitat on site offers some limited opportunities for amphibians including GCN within the grassland, however, it is mainly restricted to the periphery of the habitat as it is managed less. There are no waterbodies on site. Therefore, there is a likely absence of great crested newt and amphibians from the proposed development site. It would therefore appear that neither great crested newt nor reptiles are a constraint to development. Should great crested newts be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.

Reptiles

The presence of slow worms was identified 400m west of the site. Furthermore, a record for a sand lizard was also identified, however this species is a specialist of heathland and dune habitats and therefore would not use this site. The site offers opportunities along the site boundaries for foraging, commuting and basking reptile. A 'low' population of slow worms were found along the northern boundary of the site. No juvenile slow worms were recorded, indicating the slow worms are breeding off-site. Should slow worms be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.

Dormouse

The site offers limited opportunities for commuting, foraging and nesting dormice, in the form of the woodland and hedgerow habitat. This habitat also links to the wider locale where populations of dormice are confirmed present. No dormice were recorded during the surveys.

Hedgehogs

No evidence of hedgehogs have been recorded. However, the site offers foraging, nesting, breeding and hibernating habitat due to the presence of the woodland and hedgerow habitats and it is likely hedgehogs are present on the site. If activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Biodiversity Net Gain

Policy DM1 of the LPP2 seeks to avoid negative impacts upon biodiversity and deliver a minimum biodiversity net gain (BNG) of 10% as required by the Environment Act 2021. However, it is not anticipated that a 10% biodiversity net gain will be mandatory until November 2023.

This development offers opportunities to restore or enhance biodiversity and such measures will assist the LPA in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. Based on the landscape proposals, the post-development BU is 4.70, resulting in a BNG score of 33.80%. The development proposed to incorporate biodiversity enhancement features such as the following:

- Orchard tree planting;
- Native scrub planting;
- Species rich grassland;
- Native hedge and tree planting; and
- Allotments.

Native species or species of known biodiversity benefit are recommended when planting new trees and shrubs. Preferably these should be of local provenance from seed collected, raised, and grown only in the UK, suitable for site conditions and complementary to the surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Any forthcoming permission should include a condition in relation to an ecology enhancement plan, landscaping and biodiversity net gain.

Impact on Setting of Heritage Assets

Policy HA1 of LPP1 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the LPP2 relates to development affecting Listed Buildings.

Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraphs 199, 200, 201 and 202 of the NPPF are of particular relevance when considering the impact of a proposed development on the significance of a designated heritage asset, and outline great weight should be given to the asset's conservation.

The application is supported by a Heritage Statement which states that the proposal is considered to preserve the setting of all heritage assets identified. No buildings and landform alterations are proposed within the site, and the existing landscape

vegetation to the west of the site is to be retained and enhanced. The Allotments would have minimal if not no intervisibility with Red Court which would preserve its feeling of being located within a spacious garden plot, its sense of privacy and the continued appreciation of views over the South Downs.

Heritage Assets potentially affected:

Grade II listed building – Red Court and associated curtilage listed structures
Grade II listed building – Houndless Water, Lowder Mill Road
Grade II listed building – Stedlands Farm, Bell Vale Lane
Grade II listed buildings – Lowder Mill - The Mill House and Former Mill Building

Significance of Heritage Assets:

Red Court is a large two-storey house built in the late 19th century and designed by Ernest Newton. It is important as an early example of revival of classical 18th century style but with some Queen Anne touches remaining. It is one of several country houses built in the surrounding hills of Haslemere in the late 19th/ early 20th century. There are several structures on the property including the staff cottages and stables which due to their age (pre-1948), physical layout, past and present ownership and ancillary uses are considered to be curtilage listed. The heritage significance of the listed building is largely derived from architectural and historic interest associated with its physical fabric.

The application site historically formed part of the wider estate of Red Court and contributes to its tranquillity, remoteness and sense of enclosure. The experience of the heritage asset is as part of a country estate with views of the surrounding landscape. The application site is therefore considered to form part of the setting of the heritage asset as it contributes to the wider setting and how the property is experienced as an isolated country estate with views of the surrounding landscape, despite its proximity to the centre of Haslemere. The degree to which the northern part of the application site contributes to the significance is considered to be reasonably low as it is part of a larger backdrop and does not form part of the wider landscape views towards the South Downs. The southern part of the site (including the woodland) is considered to contribute to the significance to a greater extent, because it forms part of the main views from the house.

'Houndless Water' is a 17th Century house which has subsequently been altered and extended. Its significance is largely derived from its architectural (visual aesthetic) and historic interest. The application site lies on higher land to the listed building with limited intervisibility and therefore, whilst forming part of its wider rural/wooded setting, its contribution is considered to be limited.

'Stedlands Farm' is a 16th Century timber framed farmhouse of two builds, the roof at right being higher. It forms part of a small historic farmstead and therefore its significance is mainly derived from its architectural (visual aesthetic) and historic interest as evidence for farming practices in small woodland farmsteads. The southern section of the application site forms part of the wider rural/woodland backdrop and therefore forms part of its setting and contributes to its significance.

'The Mill House' is a painted brick and stone cottage formed of three parallel hipped roofs, with possible earlier 17th Century timber framed core. The disused 18th

Century mill building to the south east of the mill-house is L-shaped with stone and red brick. Together with its leats system, the two buildings form a small mill complex whose significance is largely derived from architectural and historic interest associated with its physical fabric and evidence for past milling practises. The southern section of the application site forms part of the wider rural/woodland backdrop which is consistent with their setting in the 18th Century and therefore contributes to its significance.

Assessment of Heritage Assets:

The proposed development would introduce allotments and orchards, along with additional tree and hedge planting into a previously undeveloped area. The site is in close proximity to heritage assets, however the proposal would result in no additional built form and would be significantly screened. The proposal would not impact on the historic or architectural significance of the main house or the functional relationship of the neighbouring buildings as service accommodation. It would have limited intervisibility with Red Court which would retain its feeling of being located within a spacious garden plot, its sense of privacy and the ability to appreciate views over the South Downs. Therefore, no harm is identified.

The proposed development is not considered to result in harm to the significance of the heritage asset and therefore is in accordance with Policy HA1 of LPP1, Policy DM20 of LPP2 and paragraphs 126, 130, 199, 200, 201 and 202 of the NPPF.

Climate Change & Sustainability

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

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

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

The Council's Climate Change and Sustainability SPD (October 2022) is relevant. The application is supported by the Climate Change and Sustainability Checklist.

The proposed development includes the planting of a significant number of trees and hedges. The development offers opportunities to enhance biodiversity resulting in a 33.80% net gain in biodiversity for habitats and 282.13% net gain for hedgerows. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance.

Archaeology

Policy DM25 of the LPP2 requires an initial assessment of the archaeological value as part of the planning application where a site is over the 0.4 hectares. Paragraph 194 of the NPPF relate to proposals affecting heritages assets.

The submitted Archaeological Evaluation sets out the results of the recent programme of archaeological field evaluation carried out on this site. The work involved the excavation of nine trial trenches located within the area of the proposed new allotments. The evaluation was required due to the fact that the site is identified as an area of High Archaeological Potential.

The work revealed several archaeological features, mainly undated ditches and gullies, that probably relate to past agricultural activity as well as a pit and post hole of post medieval date. Despite the connection of the site to early medieval Haslemere, there is no evidence from the archaeological work that the site was occupied in the past although the northern part of the site was not investigated due to tree coverage. However, no significant ground disturbance is proposed in this area of the site and so as it has been demonstrated that the development area does not contain significant archaeological remains there is no need for archaeology to be considered further when determining this planning application.

Conclusion

The proposal would support the creation of a community facility, which is given great weight in the planning balance, however, to ensure that the allotments and community orchard are for the community there will need to be a Legal Agreement to ensure that the site is managed and maintained and allotments are made available to the local community. The proposal would not detrimentally impact the character or function of the AGLV or setting of the AONB. There would be no undue impact on highway safety or neighbouring amenity and the proposal would result in an ecological enhancement. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to GRANTED planning permission on the completion of a Legal Agreement to secure the following :

- Details of the future Management Arrangements
- Nomination Rights of the Allotments
- Funding for future management and maintenance of the area
- Public Access

And subject to the following conditions or any minor amendments to the wording of these conditions:

1. Condition:

The plan numbers to which this permission relates are:

6046/AG/PL02 - Allotment Masterplan

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 Policy DM4 of the Local Plan 2023 (Part 2).

2. Condition:

No development shall take place until samples of the materials to be used in the construction of the hard surface areas 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 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 Policy DM4 of the Local Plan 2023 (Part 2).

3. Condition:

No development shall take place until an Landscape Ecological Management Plan and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The Landscape Ecology Enhancement Plan shall demonstrate how the proposed development will provide space for nature, and include a Biodiversity Gain Plan.

The Landscape Ecological Management Plan must be written by a suitably qualified ecologist and include the final biodiversity net gain strategy and assessment, to include Biodiversity Metric Calculation Tool. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason:

Required to ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

4. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include, but not limited to:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing (including tree protection) exclusion barriers and warning signs
- g) Reptile Mitigation Strategy
- h) Great Crested Newt Precautionary Method of Works.

The approved CEMP shall be adhered to throughout the construction period.

Reason:

Required prior to commencement to ensure the protection of neighbouring amenities, habitats, species and other biodiversity features in accordance with Policies TD1, NE1 and NE2 of the Local Plan (Part 1) 2018 and Policies DM1 and DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall not be brought into use until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason:

In order to adequately protect all trees and hedges worthy of retention from development harm and to provide for their continued amenity contribution with biodiversity enhancement in accordance with Policies TD1 and NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the implementation of the 5-year landscape scheme, details of its monitoring and provision of post planting care in accordance with BS 8545:2014 shall be submitted to the Local Planning Authority for approval. The detail of the monitoring and post planting maintenance shall include:

- a) Contact detail/s of the person/s qualified with resources to undertake the

tasks

- b) Frequency of regular plant health and condition assessments
- c) Regular weed control and mulch application
- d) Method of ascertaining soil dryness to determine appropriate increase of irrigation
- e) Removal of supports and growing tubes after tree establishment
- f) Purchase and plant trees found diseased/dead

This Condition shall be fully discharged upon submitting a completed 5-year management report to include; photographs of established trees on site and other successful plantings within the final year of the approved 5 year landscape scheme.

Reason Detail

Reason:

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

7. Condition:

No external lighting shall be installed until a Sensitive Lighting Management Plan which ensures that the proposed development will result in no net increase in external artificial lighting at the development site has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved details.

Reason:

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

8. Condition:

The development hereby approved shall not be brought into use unless and until the proposed vehicular access to Scotland Lane has been constructed and provided with visibility zones in accordance with drawing number 22125-01-RecV, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and the the National Planning Policy Framework 2021.

9. Condition:

The development hereby approved shall not be brought into use unless and until space has been laid out within the site in accordance with drawing number 6046/AG/PL02, for vehicles and cycles 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:

required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and the the National Planning Policy Framework 2021.

Informatives:

1. 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.
2. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.- It is recommended that this tree be inspected for nesting birds prior to the commencement of works. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken. Natural England may be contacted by phone on (0845) 6003078 or via e-mail at enquiries@naturalengland.org.uk.

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 2023.

Case Officer Dylan Campbell

Signed: Date: 04 October 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation
..... (initialled by Authorising officer)