

**WA/2023/00295** – Erection of a petrol filling station building following demolition of existing petrol filling station building; creation and alterations of parking areas; EV charging points and associated works. at OCKFORD ROAD FILLING STATION, 32 OCKFORD ROAD GODALMING GU7 1QY

Applicant: JP & S Services Ltd - JP & S Services Ltd  
Parish: Godalming CP  
Ward: Godalming Central and Ockford  
Grid Reference: E: 496584  
N: 143603  
Case Officer: Dylan Campbell  
Neighbour Notification Expiry Date: 02/03/2023  
Extended Expiry Date: 31/10/2023  
Committee Meeting Date: 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 call-in request by Cllr Follows due to the number of neighbour notification objections received contrary to the recommendation for approval.

This application seeks to demolish the existing filling station and construct a larger filling station building with an enhanced appearance and an increased retail floor area; along with a larger courtyard, the provision of EV charging points and a green wall fronting Ockford Court to the northwest. The application site is within the settlement boundary of Godalming and the Ockford Road Conservation Area.

The proposed building would largely maintain the status quo and results in little change to the present character of the Ockford Road streetscene. A Sunlight and Daylight Assessment has been submitted in support of the application and this has concluded that there would be no detrimental impact in terms of a loss of daylight or sunlight to neighbouring properties. A proposed green wall and sedum roof would screen and soften the retaining structure and built form of the proposal and therefore, it is considered that the proposal would not result in an overbearing impact or loss of privacy to neighbours. The existing access arrangements would not be altered, and the proposal would not have a material impact on the safety and operation of the adjoining public highway. There would not be an impact on ecology. 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

Ockford Road Filling Station comprises a single storey building and courtyard providing shopping and refuelling facilities located at no.32 Ockford Road to the southwest of Godalming town centre. The application site is served by an access from the main road with associated on-site parking and service provisions. The site is predominantly flat and slopes steeply downwards to the northeast and northwest. It is located within the Settlement Boundary of Godalming and the Ockford Road Conservation Area.

## 2. Proposal

This application seeks to demolish the existing filling station and construct a larger filling station building with an enhanced appearance and an increased retail floor area; along with a larger courtyard, the provision of EV charging points and a green wall fronting Ockford Court to the northwest.

## 3. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
CA/2021/03234	OCKFORD ROAD CONSERVATION AREA REMOVAL OF TREES	NO FURTHER ACTION / DISPOSED OF 04/02/2022
WA/2017/0566	Erection of a fence following the removal of an existing fence.	GRANT 10/05/2017
WA/2016/1547	Installation of replacement 80,000 litre petrol tank, temporary removal of forecourt canopy during installation works, remediation of existing underground tanks, installation of new drain channels and interceptor, replacement pumps and associated works following demolition of an unlisted building in a Conservation Area.	GRANT 29/09/2016

Reference	Proposal	Decision
WA/2013/1535	Outline application for the erection of extensions to provide extra retail space and 5 residential units (flats) above the retail area with all matters reserved (follows invalid application WA/2013/0715).	REFUSE 06/11/2013

#### 4. Relevant Planning Constraints

Air Quality Management Area (AQMA) with buffer  
Ockford Road Conservation Area

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

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, SP2, ST1, TD1, NE1, NE3, HA1, EE2, NE2, CC1, CC2, CC3
- **Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023):** DM1, DM4, DM5, DM9, DM11, DM13, DM21
- **Godalming Neighbourhood Plan (made August 2019):** GOD5, GOD11, GOD14

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- 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

Godalming Town Council	No Objection – Conditions recommended: Operating hours 06.00 – 23.00 daily; All lights and illumination except those required for security are to switch off outside of the operating hours; The EV Charger is to be isolated and not made available for use outside of the operating hours;
------------------------	--

Construction and contractors' vehicles to be prohibited from accessing/ parking in Valley View.

Surrey Wildlife Trust No Objection – Advice on protected species (bats, mammals, badgers) and habitats provided.

SCC Highway Authority No Objection.

Council Heritage No Objection – Materials condition recommended.

Council Environmental Health No Objection – Contamination risk assessment and remediation, CEMP, construction hours and lighting conditions recommended.

## 7. Representations

8 letters of representation have been received either raising objections to or making comments on the application on the following grounds/matters:

- Green roof will be very visible;
- No increase to opening hours;
- All lighting at the site to be switched off between 11 am and 6 pm;
- Loss of privacy to Ockford Court from green wall;
- Green wall will take years to establish;
- Increased traffic/deliveries and dangerous crossover;
- Light pollution;
- Armco barrier near to the shop should be replaced; and
- EV chargers should be closer to amenities

2 neutral letters have been received raising the following comments:

- How long will construction take?;
- how long is demolition?;
- Will the new build 'steal' light from Ockford Court?;
- Where does the property line of the garage end?;
- Will the new electric charging stations require a sub-station or other form of generator?;
- Do the chargers "hum"?;
- When is the planning scheduled to be done?;
- Environmental impact;
- Increased traffic;

- Currently closes promptly at 11pm and switches off all its lights;
- Must be conditioned that these opening hours are not to be extended, and lights off;
- Construction should not occur at night;
- applicant pays pavement or road widening/changes, including traffic calming measures.

Additional information including a Daylight Assessment and detailed Landscaping Plans were submitted and a further 14-day consultation was issued to neighbouring properties:

3 additional letters have been received raising objections on the following grounds:

- Loss of light and loss of amenity to Ockford Court;
- Access, frequency, or noise from substation;
- Construction process and access to Ockford Court;
- Duration of construction;
- Highway safety of Ockford Court access;
- Drainage issues in Ockford Court; and
- Barrier next to No. 30 should be replaced.

2 additional neutral letters have been received outlining the following comments:

- pavement widening and a zebra/pelican crossing.

## 8. Planning Considerations:

### Principle of development

Policy SP1 of the Local Plan Part 1 2018 (LPP1) states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and Policy SP2 of the LPP1 seeks to maximise opportunities for the redevelopment of suitable brownfield sites. Policy EE2 of the LPP1 seeks to protect existing employment sites. The site is an existing fuel filling station located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenities.

### Design and impact on Heritage Assets

Policy TD1 of the LPP1 and DM4 of the Local Plan Part 2 2023 (LPP2) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Paragraphs 126 and 130 of the NPPF also relate to design.

Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant planning permission 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 in relation to the protection of heritage assets, assessing the impact of a proposed development on its significance, and that great weight should be given to its conservation.

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 DM21 of LPP2 states that development should preserve or enhance the character of Conservation Areas.

The existing building is prominently located within the Ockford Road Conservation Area. The designated area is significant as it offers evidence of the historic development of Godalming as a market town. The collection of historic buildings contributes to a highly aesthetic approach to the historic town and forms an attractive area for businesses and residents, as well as providing historic and architectural interest. Additionally, the traditional Surrey vernacular features along Ockford Road in the form of red brick chimneys; window detailing and design, decorative brick work and tile hanging all contribute to a strong sense of place.

The existing building and forecourt canopy are neutral, utilitarian elements which make no contribution to the locally distinctive qualities of the Conservation Area and there is no objection to demolition and redevelopment. The replacement structures are similarly neutral and they too make no contribution to the significance of the designated area.

The proposal intensifies the existing level of development on the site and results in the loss of trees to the rear of the site. Set against these changes, however, the provision of a new green wall and green roof, would be a positive visual/environmental improvement to the site and the existing building. It is recognised that the specialist use of the building and forecourt imposes limitations as to the proportions, design, and materials of the new built form, as well as effectively justifying the extensive areas of utilitarian hard surfacing.

Whilst not enhancing local distinctiveness, the proposed development largely maintains the status quo and results in little change to the present character of the Ockford Road streetscene. Tree work within the Conservation Area was applied for in 2022 which allowed for coppicing and retention of most of the bank side screen. Despite the poor quality of trees, they provide some benefits in screening the existing filling station when viewed from the north. It has been demonstrated through the supporting documentation for the application that the proposed green wall would be of sufficient height to screen the proposed development and would be managed to sustain its future growth so as to ensure it delivers a longer-term soft landscape screen. The proposed green wall would incorporate an intensive living wall system to provide instant cover along with ground based wire mesh and an irrigation system.

The replacement single storey filling station building would include a sedum roof, which would be a biodiversity and visual enhancement; visible from Ockford Court and higher ground from the south.

The neutral presence of the replacement development, coupled with the proposed landscaping plan causes no harm to the significance of the designated area as a whole. The proposal would therefore accord with Policies HA1 and TD1 of the LPP1, Policies DM4 and DM21 of the LPP2, Policy GOD5 of the Neighbourhood Plan and paragraphs 126, 130, 199, 200, 201 and 202 of the NPPF.

### Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the Local Plan Part 2 seek to protect future and existing amenities for occupants 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.

### Ockford Court

Ockford Court is a flatted development to the northwest of the application site. It is sited at a lower land level than the application site with habitable room windows located on the southeast facing elevation (towards the site). The proposed would include the erection of a retaining wall, to facilitate the increase in the size of the courtyard and the larger footprint of the filling station building, which would replace a soft landscaped slope. The retaining structure would comprise a green wall to soften and enhance its appearance. The application is also supported by detailed plans and a landscaping strategy which demonstrate how the green wall would be installed and managed to provide instant coverage and long-term maintenance.

The green retaining wall would be between approx. 4.6m and 8.2m in height (due to the changing land levels) and between 13m and 14.5m from the south east facing habitable room windows of Ockford Court. The single storey building would be set back behind the retaining green wall and would comprise a green hipped roof which would soften its appearance and minimise its bulk and mass. Ockford Court would be screened from view from the courtyard of the filling station by the green wall at a height of approx. 2m measured from the courtyard.

The application is supported by a Daylight Assessment. The Assessment outlines that two components of natural light need to be considered when assessing the impact of a proposed development on the surrounding properties, these being the level of daylight and the annual sunlight hours.

The results of the daylight assessment for the neighbouring properties indicate that all the assessed windows would retain a Vertical Sky Component (VSC) of above 27%,

or not less than 0.8 times their former level, following the proposed development (note: Where a new development can block light to existing homes, daylight assessment for planning is usually based around the 'vertical sky component' with or without the new development. This is a measure of the amount of diffused daylight reaching a window). The reduction in daylight levels would not be noticeable according to the British Research Establishment (BRE) test. The assessment concludes that all of the assessed windows would pass the BRE sunlight (APSH) test. An assessment of annual sunlight hours has also been undertaken and the assessment concludes that all of the assessed windows (W01-08) and amenity area of Ockford Court would pass the BRE APSH test.

Given the orientation of the application site and relationship with neighbouring properties and the softening elements of the proposal, it is considered that the proposed development would not result in harm to the residential amenity of neighbouring properties by way of an overbearing impact or loss of daylight or sunlight, outlook or privacy. To protect surrounding neighbouring amenity, hours of operation and lighting shall be controlled via condition.

Subject to conditions, the proposal would be in accordance with Policy TD1 of the LPP1, Policies DM1 and DM5 of LPP2, Policy GOD5 of the Neighbourhood Plan and paragraph 130(f) of the NPPF.

#### Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) 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. Policy DM1 seeks to avoid negative impacts upon biodiversity and deliver a minimum biodiversity net gain of 10% as required by the Environment Act 2021.

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.'*

#### Protected species – bats

##### Trees (bats)

As part of the consideration of this application, Surrey Wildlife Trust (SWT) has requested further clarification that all impacted trees have been subject to a bat roost assessment prior to determination. The applicants have confirmed that there are no mature trees with significant cavities, rot holes, loose bark etc anywhere within the site boundary and as such no further bat survey is needed on this occasion as there is no bat roost potential. SWT are content that the applicant's arboricultural report appears appropriate in scope and methodology and has identified the likely absence of active



bat roosts within the development site. Therefore, bats do not appear to present a constraint to the proposed development. However, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still present. A precautionary approach to works should therefore be implemented.

### Buildings (bats)

The submitted report appears appropriate in scope and methodology and has identified the likely absence of active bat roosts within buildings within the development site. Bats do not appear to present a constraint to the proposed development. However, as outlined above, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still present. A precautionary approach to works should therefore be implemented. Works affecting potential roost features should be dismantled by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). It will also be important to advise roofers removing the tiles to lift each tile carefully before removal and to check the underside does not have a bat clinging to it before moving the tile away. Tiles should be lifted rather than slid along. Workers should keep watch for fur and should be informed that bats take up to half an hour to rouse from the deep sleep that they enter each day called torpor and hence can easily be damaged before they are able to move when disturbed. If a bat is seen work should cease immediately and advice sought from Natural England or a qualified specialist.

### 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.

### Biodiversity Enhancements

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. The development should progress in line with Section 4.9 of the submitted Ecological Appraisal and incorporate the following:

- Provide bird and bat boxes to be erected on or integral within the new building or retained trees;
- Adoption of a green roof;
- Creation of a stage beetle loggery;and

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

### Highway Safety

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. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 relates to accessibility and transport. Policy GOD11 supports the provision of charging points for electric vehicles.

The proposal has been assessed on likely net additional traffic generation, access arrangements and parking provision. It is considered that the proposal would not have a material impact on the safety and operation of the adjoining public highway. Additionally, the installation of EV charging points is a benefit of the scheme.

### Climate Change & Sustainability

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

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

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

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

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include 2 ultra-fast EV chargers, sedum roof, green wall, VRF heating system and LED lighting. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

### Conclusion

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

## **Recommendation**

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

100 Rev P2 – Site Block Plan  
101 Rev P2 – Sit Location Plan  
199 Rev P3 – Proposed Lower Ground Floor Plan  
200 Rev P5 – Proposed Ground Floor Plan  
201 Rev P4 – Proposed Roof Plan  
400 Rev P6 – Proposed Elevations – Sheet 1  
401 Rev P7 - Proposed Elevations – Sheet 2  
994-GA-P-01 Rev B – Proposed Soft Landscaping Plan  
OSS-ANS-DR-001 Rev P03 – ANS Living Wall System  
OSS-ANS-DR-002 Rev P01 – ANS Living Wall System

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan 2023 (Part 2).

2. Condition:

The development hereby approved shall be carried out in accordance with the approved materials as shown on drawing number 700 Rev P3 (Materials Specification) and shall be maintained in accordance with these 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 Policies DM4, DM11 and DM21 of the Local Plan 2023 (Part 2).

3. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period.

Reason:

Required prior to commencement to ensure the protection of neighbouring amenities in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

4. Condition:

No development shall take place until, the following has been 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. 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 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.

c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

5. Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with, has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved and upon completion of the remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out submitted to and approved in writing by the local planning authority.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the installation of any external lighting, a detailed scheme of external lighting that includes hours of operation and ensures that the proposed development will result in no net increase in external artificial lighting at the development site shall be submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved details.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

7. Condition:

The development hereby approved shall not be brought into operation until the green wall and sedum roof have been implemented in accordance with the approved details (drawing numbers 994-GA-P-01 Rev B, OSS-ANS-DR-001 Rev P03, OSS-ANS-DR-002 Rev P01 and the Landscape Design Strategy Rev B (dated July 2023) and shall thereafter be maintained 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 Policies DM4, DM11 and DM21 of the Local Plan 2023 (Part 2).

8. Condition:

The development hereby approved shall not be brought into use until the enhancement measures specified in Section 4.9 of the Ecological Appraisal have been implemented and shall incorporate the following:

- Provide bird and bat boxes to be erected on or integral within the new building or retained trees as detailed above.

- Adoption of a green roof.

- Creation of a stage beetle loggery.

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

The approved measures shall be retained thereafter.

Reason:

To ensure the provision of and 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.

9. Condition:

The development hereby approved shall not be brought into operation unless and until each of the electric vehicle charge sockets (current minimum requirements – 7 kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) have been installed in accordance with drawing number 200 Rev P5 and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018) and Policies DM1 of the Local Plan Part 2 2023.

10. Condition:

No machinery or plant shall be operated, no demolition or construction processes carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

11. Condition:

The premises shall not be open for business, nor shall supplies of fuel be delivered thereto, outside the hours of 06:00 to 23:00 Monday to Sunday.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

**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.
3. 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](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.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: 09 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)