

WA/2023/01714 – Erection of 27 dwellings (affordable houses) and associated works including a vehicular cycle and pedestrian accesses open space and landscaping. at LAND CENTRED COORDINATES 496830 146100 SOUTH EAST OF BINSCOMBE GODALMING

Applicant: Opus Works Group Ltd

Parish: Godalming

Ward: Godalming Binscombe

Grid Reference: E: 496830

N: 146100

Case Officer: Russell Brown

Neighbour Notification Expiry Date: 25/08/2023

Extended Expiry Date: 14/02/2024

RECOMMENDATION That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested conditions, amended or additional conditions and the completion of a Section 106 Agreement securing affordable housing and future management of the open space

1. Site Description

The application site is on the south side of the northern section of Binscombe, which links New Pond Road (B3000) to the north-east with Farncombe Street to the south where the road is called Binscombe Lane. The gated site access is between the junctions to the north with The Avenue and a private track. The site itself is an undeveloped field, bounded by mature trees to the northeast and southeast, rear gardens of residential properties interspersed with established hedgerows to the southwest and dense hedgerows mingled with trees to the northwest. The broadly rectangular-shaped site is approximately 1.21 ha and mostly flat, although there is a gentle slope from the south-western corner towards the north-eastern corner.

The site is surrounded by residential uses to the northeast, southwest and southeast where there is car parking associated with the Copse Side. There is also an existing access via a public footpath running northeast to southwest along the site's southeastern boundary.

The site is situated within the northern-most part of the settlement boundary of Godalming and not far south of the Borough boundary. The site is not within a conservation area but is in the vicinity of the Binscombe Conservation Area to the southwest. The site is within the setting of three Grade II listed buildings: St Christopher's Cottage to the northeast and Binscombe Farmhouse and Fox's Barn to the southwest. The Grade II listed Brickfields is further to the north.

The site is located outside of the Surrey Hills Area of Outstanding Natural Beauty (AONB), which is approximately 300m away to the north, and an Area of Great Landscape Value (AGLV) lies on the opposite side of Binscombe. It is within the 5km-7km Buffer Zone of the Thames Basin Heath Special Protection Area (SPA) as well as within Flood Zone 1.

2. Proposal

The application seeks planning permission for 27 affordable dwellings (Use Class C3) with a tenure split of 37% Affordable Rent (10) and 63% Shared Ownership (17). Four would be 1 bedroom; 12 would be 2 bedrooms; and 11 would be 3 bedroom. The proposed dwellings would be a range of detached, semi-detached and maisonette style, but all would be two storeys with Air Source Heat Pumps (ASHPs) and solar panels provided to each. The dwellings would have pitched roofs with gable ends, porches and would be built of red brick, some with brown tile hanging on the first floors and canted bays.

Also proposed is a new T-junction vehicular, cycle and pedestrian access off Binscombe, and the latter two users would also benefit from the Public Right of Way along Copse Side. This would be facilitated by landscape improvements to the woodland as well as to screen the development from Binscombe. Additionally, 0.54 hectares of public open space, new play areas for children and sustainable drainage features would be provided. It is proposed that three trees are removed. 57 car parking spaces (50 private and seven for visitors) are proposed.

3. Relevant Planning History

PRE/2022/00137: 30 dwellings. Advice issued 13 March 2023

WA/2018/1525: Erection of 21 dwellings and associated works with new access from Binscombe. Refused 16 January 2019 and dismissed at appeal 12 August 2019

4. Relevant Planning Constraints

Developed Area of Godalming
5km-7km Buffer Zone of the Thames Basin Heath Special Protection Area
Ancient Woodland 500m Buffer Zone
Adjacent to Conservation Area
Adjacent to Grade II Listed Buildings

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, AHN1, AHN3, TD1, HA1, NE1, NE2, NE3, CC1, CC2, CC4

- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (December 2022) (LPP2): DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM13, DM20, DM21
- Godalming and Farncombe Neighbourhood Plan 2017-2032 (April 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD13, GOD16

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)
- National Design Guide (2019)
- Godalming and Farncombe Neighbourhood Plan (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Compton Parish Council	Objection because the scale and intensity of the proposal is unprecedented; it would cause great harm to the setting of heritage assets; the site is susceptible to flooding; and the narrow access road.
CPRE Surrey	Objection
Environment Agency	No need to have been consulted
Environmental Health	No objections
Godalming Town Council	Support, subject to a safe vehicle entry and egress to the site, a 20mph limit on Binscombe and SuDS
Heritage	The proposal would cause less than substantial harm and is lower than previously identified in the appeal decision.
Historic Environment Planning: Archaeology	No further archaeological work is required.
Minerals and Waste Planning Authority (MWPA)	No objection, subject to adequate facilities for waste storage and recycling and a Waste Management Plan
Natural England	No objection
Southern Water	Not located within Southern Water's statutory area

Surrey Countryside Access Officer	No objections
Surrey Flood Risk, Planning, and Consenting Team	The proposed drainage scheme meets the requirements set out in the NPPF, its accompanying PPG and the Non-Statutory Technical Standards. Conditions must be applied.
Surrey Highway Authority	Recommend approval, subject to S106 and conditions.
Surrey Police	Consideration should be given to requiring for the development to achieve a Secure by Design Gold accreditation.
Surrey Wildlife Trust	An updated Ecological Appraisal and biodiversity net gain report are required, or a validity statement on both with appropriate justification .
Thames Water	No objection if the developer follows the sequential approach to the disposal of surface water, or with regards to the wastewater network and sewage treatment works. An informative regarding water pressure and flow rate should be attached to any planning permission.

7. Representations

141 letters, including a petition, have been received raising objections on the following grounds:

Land use

- According to the Council's website there are currently 15 sites on the brownfield register without permission so clearly there are more suitable development sites.
- There is no precedence for building on this green belt land.
- Godalming has already met its overall requirement for new homes.
- The presumption in favour of sustainable development is not available for the proposal.

Affordable housing

- It is likely that the developer will be able to show that they will not be able to make the sufficient margin and so will not be able to create 27 affordable houses after all.
- 100% affordable housing feels like a cynical move to garner local political support for the development, and it's not social housing that is affordable to local young families.
- The viability of building 27 completely affordable houses should be assessed.

Design and impact on area

- The proposed development is out of scale, out of keeping, inappropriate and damaging to the character of this location.
- It would have an urbanising effect on the approach to the village and would be harmful to the rural significance of the conservation area.

- The poor design and choice of materials of the present application does not reflect the character and appearance of nearby buildings, and is reminiscent of a post-war design.
- All views in the immediate rural setting would be harmed.
- The design, layout, density and materiality of the application scheme make no concessions at all to the sensitivity of its historic and rural setting.
- Suburbanisation: the development would blur the boundaries between the hamlets of Binscombe, Brickfields and Compton.
- This application is not sensitively located and designed to avoid or minimise adverse impacts on the AONB, thereby spoiling its setting contrary to NPPF paragraph 176 and Policy P6 of the Surrey Hills AONB Management Plan.
- This development sets a concerning precedent for future developments through further encroachment on valuable green spaces and the destruction of heritage.
- The housing design has a more linear (and less organic) arrangement and a more linear form, with a pair of semi-detached properties dominating the access into the site, which would clearly compromise the important rural approach into Binscombe.
- Much of the proposed development would be visible above the existing hedge line even in summer months, contrary to the applicant's suggestion that only the pair of dwellings opposite the site access would be visible from the road.

Overdevelopment

- Decreased dwelling numbers with access from Copse Side and set back further from Binscombe could be planned with taller species reinforcing the existing hedgerow.
- The site of the proposed development was dismissed at appeal only 4 years ago for a smaller development. The reasons for refusal have not addressed and the latest proposal is for much higher density.

Heritage

- Negative impact on heritage assets, including the Medieval hamlet of Binscombe
- Insufficient landscape screening to the historic houses
- Approving this application would permanently damage the conservation area's open rural approach.
- The Appeal Inspector's key points have not materially changed despite the changes to the layout in terms of the amount of the site that is developed and the general suburban form of development.
- The visual effect of how the scheme would be perceived from the road serving the access to Binscombe is likely to be the same.

Transport / highways

- The local roads are unsafe and ill-equipped to cope with an increase in traffic and congestion, especially on the already very busy B3000.
- Unsuitable access
- Parking doesn't appear to match the occupancy of the site meaning the new residents will use the parking opposite Copse Side, which is for current residents.
- The Binscombe road should be widened.
- It would be necessary to remove most of the existing trees and hedgerows to provide safe access and adequate visibility to and from the site via footpaths and street lighting.
- Little provision seems to have been made for public transport.

- Creating two exits is a sacrilege with pedestrianised usage soon turning into usage by scooters, trail bikes, etc.
- 57 car parking spaces will not be adequate.

Flooding

- Very inappropriate use of land forming part of Compton Marsh given it is susceptible to flooding and no evidence has been provided to prevent known flooding issues.
- There is a need for areas for water to run off to.

Ecology, Environment and Landscape

- There are Great Crested Newts on the land
- Air, noise and light pollution
- Fragmentation of the environment, reducing its value to wildlife, especially birds, bats and mammals, many of which require darkness and quietness to flourish.
- Loss of green space, trees and ancient hedgerows.
- This application does not fit within the “climate emergency” declared by the Council.
- The proposal would totally alter the landscape character, changing it from a green agricultural area perfect for re-wilding to an urban area covered by hard surfaces.
- At least twice sewage has overflowed from a manhole opposite the proposed entrance to the site, but the Environmental Desk Top Study did not identify any incidents of pollution locally despite Thames Water having to unblock the sewer.
- Many homes will have cats, which are natural predators that can decimate populations of small creatures and birds so their hunting instincts should be taken into account.
- Litter would be dropped by future residents.
- The proposal would forestall the site’s possible imminent inclusion into an AONB and/or North Downs National Park.

Amenity

- The land is used by many residents and has a positive impact on mental health.
- It would have a major impact on local infrastructure / services and amenities. Planning obligations would need to be agreed to offset these impacts.
- The houses have become smaller from the previous application, with less space and storage, which will not improve residents’ quality of living.
- The proposed “safe” play area for children seems to contain an area of open water.
- Loss of privacy to neighbouring properties.

Other

- The restrictive covenant requiring access to the site from Binscombe could be overturned or modified.
- A decrease in value of local properties
- The hill entails complications for building work and risk to structures further up it.
- It is unclear how much waste storage space will be needed for two, possibly three, bins and a food caddy.
- Insufficient notification of the application, insufficient time to comment and inappropriate placement of public notices.
- The construction process would be noisy, lengthy, disruptive and obstruct roads.
- There would be an erosion of the local community’s trust in local government should this application be approved.

- Loss of views
- Effects on social cohesion / public support, impacting civic engagement.

One comment has been received from Godalming Cycle Campaign as follows:

- Insufficient active travel provision has been planned for the new residents.
- 100% affordable housing must be coupled with 100% affordable transport.
- If the two pedestrian secondary accesses are to be used by cyclists, they need to be shown as available for shared use.

Two letters of support have been received raising the following points:

- Agreement with this proposal in principle given the provision of affordable housing, which the area is desperately in need of.
- Trees should be kept, along with new planting provided, thus allowing some privacy.
- There should be no way a road comes into Copse Side.
- The speed should be reduced along this part of Binscombe by introducing speed humps and to make vehicles wait for another vehicle to pass through.
- The fox set in the corner of the field should be protected.
- It's a good idea to offer the dwellings first to those who live in the area.

8. Planning Considerations:

9. Principle of development

Policy SP1 of the LPP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy SP2 of LPP1 outlines that the Spatial Strategy to 2032 is to focus development at the four main settlements, one of which is Godalming.

Policy ALH1 of LPP1 allocates a minimum of 1,520 new homes in Godalming (including homes permitted and built since April 2013 and anticipated windfall development). This need has not yet been met contrary to the assertion in one of the objections.

This site has been removed from the Green Belt following a review as part of the Local Plan Part 1 process (Policy RE2). The fields to the north and north west of Binscombe are still within the Green Belt. The site's former use was agricultural. It helps to define the western edge of Godalming but does not contain it. The removal of this piece of land effectively round-offs the settlement and does not affect the openness of the countryside in this area. It now forms part of the settlement area of Godalming but is no longer within the Area of Great Landscape Value (AGLV). As per NPPF paragraph 146, the LPA has already demonstrated that it has fully examined all other reasonable options for meeting its identified need for development, including on brownfield sites.

The site, however, is not allocated for any kind of use or quantum of development. It is noted that it was used informally during the Covid 19 pandemic as amenity space for dog walkers, etc, but that is no longer the case. It is noted that there is a need for local infrastructure within the borough, but this application must be assessed for the use proposed. Given the housing need within the borough (as referred to in the next section of the report), the use of the land as residential is considered appropriate. As such, the principle of residential development on this site is acceptable.

10. Housing Land Supply

The Council's current housing land supply is calculated to be 3.89 years' worth. As the Council cannot presently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.

The application proposes the erection of 27 dwellings. It would therefore represent a small, albeit important contribution to housing supply. This is given significant weight in the planning balance.

11. Affordable Housing and Type / Unit Mix

Policy AHN1 of LPP1 requires a minimum provision of 30% affordable housing and the mix of dwelling types, sizes and tenure split to be in line with the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment.

It is noted that the previous application was refused partly due to the applicant failing to enter into a legal agreement to secure the provision of affordable housing to meet the Council's housing need.

The proposal is for 100% so whilst the LPA can only insist on 30%, if planning weight is given to the provision of 100% affordable then the remaining 70% of the units (referred to as 'additionality') should be secured via legal agreement. This also adds to the amount of weight this can be given as a public benefit of the scheme.

The weight to be given to the provision of 100% affordable housing must be reduced as a local connection test for Shared Ownership cannot be secured as the applicant is relying on grant funding from Homes England, there is a priority list within Waverley for the Affordable Rented units so the proposal would still benefit the local community.

The split proposed is Affordable Rent (37%) to Shared Ownership (63%), which is considered acceptable given the most up to date assessment of need being 43% and 57% respectively in 2021.

In this case, there would be four x 1 bed (15%), 12 x 2 bed (44%) and 11 x 3 bed (41%). Godalming and Farncombe Neighbourhood Plan (GFNP) Policy GOD1 requires the provision to be at least that indicated for the Godalming area in the most up to date Strategic Housing Market Assessment (SHMA), which is 2022 rather than the 2015 version that informed the neighbourhood plan. This is as follows:

	1-bedroom	2-bedroom	3-bedroom	4+-bedroom
Affordable home ownership	20%	50%	25%	5%
Affordable housing (for rent)	40%	30%	25%	5%

The proposal is therefore considered to be broadly in accordance with LPP1 Policy AHN1 and GFNP Policy GOD1.

12. Density

A site density of 22 dwellings per hectare (dph) is considered acceptable because it is lower in comparison to surrounding built development due to the large amount of open space provided around the site boundaries. This is not a town centre location where a higher density would be expected to fit in with the existing built development.

13. Design and impact on visual amenity

Policy TD1 of the LPP1, Policy DM4 of the LPP2 and paragraphs 131, 135 and 139 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

GFNP Policy GOD5 seeks to achieve the same aims, but is more specific and requires the following:

- Development proposals to demonstrate how they contribute positively to the features of the site's character areas;
- The retention of historic buildings that contribute to the distinctive character and historic architectural interest of the character area;
- Cramped development to be avoided by reflecting the established plots widths;
- The form of development to be in keeping with the immediate surrounding area;
- New developments to respond to the existing streetscene, including boundary treatments and setbacks from the road;
- Design to meet the 'Building for Life 12' criteria (in Appendix A).

The site is within the "1930s and onwards Farncombe" Character Area as identified in the neighbourhood plan, although the Binscombe estate was constructed in the 1950s

with the Copse Side and Badger Close dwellings being built a decade or two later. It is defined as a low lying, relatively flat and featureless residential area with relatively generous sized houses set back from the road by front gardens, but which are rather uniform without any remarkable architectural design features. The pattern of roads is varied with grass verges as well as communal play areas and large allotments, but the area and street scene appear poorly maintained.

Therefore, rather than retain the character of the neighbourhood, the proposal has a real opportunity to improve this for the benefit of the local community. The layout maintains a belt of green open space around the surrounding built form. On entering the site, the primary focus is on the village green which provides a semi-rural design approach. The site is proposed to be screened along Binscombe so as maintain the rural approach to the hamlet of Binscombe, which could be controlled by way of a landscaping condition.

It is acknowledged that the development results in a loss of currently open green space and that it would effectively join Copse Side to the south side to Binscombe to the east. Whilst this is the case, the proposal residential development of this site would 'round off' the settlement boundary.

Internally, the road network is designed in a way that allows for a variety of elevations to be explored within the site and for the buildings to turn street corners well. The design approach is one that is reflective of nearby buildings. The shape, form and architectural details are reminiscent of farm buildings. Of particular note is the variety of roof forms to include gables, hips, barn hips and dormer windows breaking up the rooflines. Following amendments to the tiles and brick, the proposed materials are reflective of the Surrey vernacular and Officers consider that the approach has a good relationship to its setting. This is further emphasised by how the built form increases in bulk and mass from the entrance of the site towards the rear, reflecting the pattern of development as it transitions from Binscombe to the properties along Copse Side. There are also sufficient different between the plots such that the established plots widths are respected.

Officers consider that the design approach is appropriate to the site and its setting and, through the landscaped approach, would not result in harm to the street scene. The edges of the development site are generally well screened with vegetation, and this would be enhanced as part of the proposal. Whilst this is the case and has been demonstrated through contextual analysis, Officers consider that conditions would be required to ensure that the finer details of the proposal are of a high standard.

It is, however, considered necessary to restrict permitted development rights in respect of extensions, roof additions and other roof alterations, and porches to prevent these additions potentially having a detrimental impact on the appearance of the development and on the setting of heritage assets. The LPA would wish to consider in detail the impacts of such development as part of a planning application.

The proposal is therefore considered to be LPP1 Policy TD1, LPP2 Policy DM4 and GFNP Policy GOD5.

14. Impact on heritage assets

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of conservation areas.

Whilst the site itself does not contain any designated heritage assets, there are Grade II listed buildings to the northeast at St Christopher's Cottage, with Binscombe Farmhouse and Fox's Barn to the southwest; the Grade II listed Brickfields is further to the north; beyond that, is situated the Binscombe Conservation Area. Fox's Barn, a pair of 17th and 18th Century barns since converted into a single dwelling, was considered by the Appeal Inspector for the previous scheme to be positioned some distance away from the site with limited inter-visibility and therefore could not be affected by the proposal.

The historic significance of the Binscombe Conservation Area is in the former isolation of the medieval hamlet around Binscombe Farm. This farm has a Georgian brick façade but is timber framed at the back, and together with three other timber framed buildings forms a picturesque group in spite of more recent development. The rural nature of the setting and the fact that this can still be appreciated makes a strong contribution to the conservation area's significance and the listed buildings and structures within it.

It is noted that the main reasons the previous application were refused - and which were upheld at appeal - relate to the impact upon the setting and associated significance of the conservation area and listed buildings, particularly Binscombe Farmhouse. This was predominantly due to the loss of the open space, the number of dwellings and consequential urbanising impact. The previous proposal would have been visible on the approach to the conservation area, increasing perceptible built form, especially in the case of the plots closest to the road, and changing the way in which the conservation area is experienced. Whilst there was some openness within the then-proposed layout as the access would have curved around an undeveloped parcel, the buildings were positioned closely together creating a strong built frontage, producing a cramped urban appearance. Although there was some variance in building heights, the built form would have been exacerbated by the height of some buildings, such as Plot 8, and the expanses of glazing, particularly at first floor level. The previous proposal would have also introduced built form in the key view into the settlement, reducing the prominence and effect of the Grade II listed Binscombe Farmhouse within

the streetscene. The previous proposal was therefore also found to have an effect on its setting, which forms a strong part of its significance.

The current application pulls the proposed built form away from the northern, north-western and south western boundaries, which are those that are closest to Binscombe Farmhouse and the conservation area. It still results in the loss of open space, but less than the previous proposal and would improve the quality of that on site with public open space, a play area and a retention basin proposed, all of which serve multiple beneficial purposes. It is noted that six more dwellings are proposed than previously, but these have been achieved because there are more flats proposed than the previous scheme. This reduces the amount of built footprint on site, which is what was found to have caused detrimental impacts on heritage assets rather than the number of dwellings themselves. By virtue of proposing building on a site comprised of open space, any proposal would have a consequential urbanising impact. However, in this case, the proposed buildings would be significantly set back from the whole length of the site's frontage with the access road into the settlement of Binscombe as well as from the south western boundary closest to the Grade II listed Binscombe Farmhouse, the boundary between the two benefits from extensive mature screening, comprising a tall untrimmed Leyland Cypress hedge and a Hazel coppice. The perception of the built form would be greater in winter than summer months, but the frontage buildings in a line with one another would be well separated from each other with the other buildings in the gaps between well set back from the frontage buildings.

This would not produce a cramped urban appearance and is considered to negate a detrimental impact on the conservation area and Binscombe Farmhouse, which is set on a prominent frontage at the entrance to the settlement. As with the previous proposal, there would be some variance in building heights, but in contrast, the closest building to the site access (was Plot 8, now Plot 3-4) no longer has a large barn-ended roof and the building height has been reduced with a more conventional pitched roof. Additionally, the extensive glazing has been replaced with more proportionally sized windows.

It is considered that this proposal would be visible in the rural approach, a key view locally, and this would be particularly clear in the case of plots 3 and 4 as well as the parking spaces and garden fencing to plot 2, that would be directly in front of the entrance to the site. Additionally, the increased number of units (27 as opposed to 21) result in there being no gaps in the built form when the dwellings are viewed from the north, creating a strong built frontage, and resulting in a similar suburbanising effect as previously identified. This results in harm to the setting of the Binscombe Conservation Area. However, there have been changes to the scheme since the previous application, notably a significantly larger buffer zone in the form of open space between the proposed housing site and the heritage assets as well as smaller units and revised materials. It is therefore considered that the design approach for the development is sufficiently reflective of its historic setting and that the proposal is at a lower end of the 'less than substantial harm' spectrum than the previous application. This is also the

case in respect of the impact on St Christopher's Cottage given the potential for boundary screening.

NPPF paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. In this instance, the public benefits are the provision of 27 units of affordable housing, contribution towards housing land supply within the Borough, significant sustainability and biodiversity gains, connections into public rights of way, public open space (including play equipment) and infrastructure contributions. These are considered to outweigh the low level of less than substantial harm identified.

In summary, the proposal is acceptable in heritage terms and, as such, the first two reasons for refusal of planning application WA/2018/1525 have been successfully addressed. As such, the proposal would be in accordance with the National Planning Policy Framework, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as LPP1 Policy HA1 and LPP2 Policies DM20 and DM21.

15. Impact on landscape character

Policy RE3 of the LPP1 requires development to respect and, where appropriate, enhance the distinctive character of the landscape in which it is located.

As previously mentioned, this site is not part of the AGLV, but it covers the land opposite the site to the north so the same principles for landscape protection apply, although the level of protection afforded to the AGLV will be commensurate with its role as a local landscape designation. The site's existing landscape character exhibits significant urban influences, which includes the residential development adjacent to the site's northern, eastern, and western boundaries, which all detract from the site's scenic qualities.

A Landscape and Visual Assessment (LVA) has been submitted to assess the magnitude of change the development would cause to the site's landscape character and setting. This would be different at varying stages in the future were this application to be approved and built out. The highest magnitude of change would be during the construction phase given the replacement of an undeveloped field with 12, two storey residential buildings. However, the LVA concludes that the effects on the wider landscape setting would be minor on the 10-year anniversary of the proposed development as long as the proposed landscape strategy is successfully implemented and maintained. This also takes account of its scale and nature, proximity to the existing surrounding residential buildings and substantive screening.

Regarding the visual effects of the proposed development, the LVA finds that the development would have a moderate visual impact and a minor / negligible character impact, with only one of the nine identified viewpoints being the subject to a material

change. However, this is still considered to be minimal due in most part to intervening built form and dense mature vegetation, the area's topography, and the similar setting of the proposed scheme. This is subject to suitable mitigation measures, including enhancing the existing native site boundary trees / hedgerows with additional native planting from the outset of the introduction of the new dwellings.

There would be a loss of three trees within the site. Whilst this issue is considered in more detail in the next section, their removal is considered have a limited impact on the overall character of the area. Further details are recommended to be conditioned.

It is considered that redevelopment of the site for residential dwellings can occur with little impact of the wider landscape character, viewpoints, or visual receptors. As such, the proposal would be in accordance with Policy RE3 of LPP1 and Policy DM4 of LPP2.

16. Landscaping and impact on trees

Policy NE2 of the LPP1 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland, and hedgerows within the Borough. Policy DM11 of the LPP2 outlines that development should adequately protect trees and hedgerows during all phases of development, including through providing adequate separation; provide suitable, preferably native, species for planting; and incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development.

Of the three trees to be removed, all are Category C. Two are partially collapsed willow trees (T3 and T4) with 20 and less than 10 years lifespan respectively as well as a young, low-quality common ash (T5), also with less than 10 years lifespan. Additionally, Category U English elm trees within G4 would be removed. These removals would allow for more substantial boundary line hedgerow and new feature tree planting that would bring longer-term benefits to the site.

A Tree Protection Plan and an appropriate landscaping scheme are recommended to be secured by conditions.

The site frontages are to be planted with decorative shrubs, mixed hedges and native trees to provide a visual barrier to the development as well as to increase the amenity value of the area. Trees would also be planted to line the internal streets. These proposals are supported.

The public open space is proposed to be seeded with a wildflower and grass mix with a wildflower only seed mix to the perimeter where appropriate, which would also help in delivering a biodiversity net gain (BNG). This will be expanded on in the next section.

A Copse Side Woodland Management Plan has been agreed with the Council's Greenspaces Manager and a financial contribution towards the implementation of this

would be secured by legal agreement. This is related to the proposed connections from the site to the existing public right of way to the south.

The proposal would be in compliance with paragraph 136 of the NPPF, Policy NE2 of LPP1 and Policy DM11 of LPP2.

17. Biodiversity and compliance with Habitat Regulations 2017

Policies NE1 of the LPP1 and DM1 of the LPP2 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 submitted Biodiversity and Ecology Checklist identifies that there is broad-leaved woodland, veteran trees, mature hedgerows and areas of scrub well-connected to woodland or hedgerows on site. The loss of these would have the potential to affect the habitats of bats, dormice, breeding birds and badgers. The Ecological Appraisal provided details the following measures for each of these species:

- Bats: The improved grassland, scrub and tall ruderal habitats would provide further foraging opportunities. The trees identified as being suitable to support roosting bats would not be affected by the proposal.
- Dormice: Potential for their presence is regarded as low but cannot be ruled out. The retention of hedgerows and woodland and a sensitive lighting plan would allow suitable habitat for these species in the event they are present.
- Badgers: Precautionary methods of working to avoid trapping them and other mammals are recommended.
- Birds: The hedgerows, trees, scrub and woodland provide potential nesting opportunities for a range of common bird species. No further surveys are required, but removal of suitable habitat should be carried outside the bird nesting season as well as the dormice hibernation period or else a pre-works check must be carried out. Mitigation / enhancement measures have been suggested.

In terms of Great Crested Newts, two ponds with associated ditches are located within 250m of the site with further surveys carried out in 2021 demonstrating that their presence is unlikely.

A 10% net gain as required by the Environment Act 2021 is not mandatory until 12th February 2024 for major development, but LPP1 Policy NE2 requires new development to make a positive contribution to biodiversity. A Biodiversity Net Gain Preliminary Design Stage Report has been submitted that demonstrates the total net

percentage change for habitats is +50.68% and +12.59% for hedgerows. As such, Biodiversity Offsetting will not be required.

It is considered that a Landscape and Ecological Management Plan (LEMP) would be required to be conditioned. Additionally, although generally not sought to cover ecological elements of a development proposal, a Construction Environmental Management Plan (CEMP) must also include mitigation methods for reptiles, such as fencing to prevent their incursion into the construction site. This is recommended to be secured by condition.

The proposal would be in compliance with paragraph 191 of the NPPF, Policy NE2 of the LPP1 and Policy DM11 of the LPP2.

18. Impact on residential amenity

Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2 seeks 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.

Objections have been raised to the loss of privacy to neighbouring properties. However, given the separation distance of 58m from 202 Binscombe to the closest point proposed dwelling as well as the existing screening, this is not considered to be the case. It is also noted that the screening would be increased, particularly on the boundary with no. 202.

There would be no material loss of sunlight, daylight or outlook, and the proposal would not result in overshadowing, the creation of a sense of enclosure or have an overbearing impact to the residential properties. As such, Officers do not consider that the development results in an undue impact on residential amenity. However, a construction dust impact assessment, including a management plan, would be secured by condition.

The proposed site access would use the existing access to the site, albeit this has not been in use for quite a while and is currently gated. This is located some distance away from the nearest residential property, which is considered the correct approach. Compared to the existing use of the site, the proposal would introduce more noise and disturbance through vehicular traffic and therefore increased trips. However, given that these would occur away from residential properties, they are not considered to cause a material impact in respect of noise and disturbance.

The proposal would be in compliance with Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2

Future Occupier Amenities

Policy TD1 of the LPP1 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 play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The proposed dwelling has been considered against the Technical Housing Standards - Nationally Described Space Standard dated March 2015 (the national standard).

The one bedroom dwellings would be for two people over a single floor so are required to be 50m². The two bedroom dwellings are split between three person flats and four person two storey houses so are required to be 61m² and 79m² respectively. The three bedroom dwellings are also split, but between four person flats and five person two storey houses. These are required to be 74m² and 93m² respectively. All dwellings exceed the minimum standards set out in the NDSS, which is welcomed. The bedroom sizes would be commensurate with the proposed occupancy level. The internal floor to ceiling heights would be 2.38m on the ground floor and 2.33m on the first floor of all buildings, which is compliance with the NDSS. Officers consider that all of the units would benefit from ample natural light, ventilation and outlook as a respect of being dual aspect.

An objection was raised by a local residents about the dwellings having less storage compared to the previous application. It is unclear whether this is the case, but it is clear from the submitted floor plans that all would have sufficient built-in storage in line with the NDSS.

Policy AHN3 requires new developments to meet Building Regs M4(2) "Accessible and adaptable dwellings" and the agent has confirmed that they are agreeable to a compliance-only condition. Additionally, all front doors would face onto the street.

On promoting healthy communities, the NPPF sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public area. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy LRC1 of the LPP1 states that proposal for new residential development will be expected to make provision for play space in accordance with the Fields in Trust standard. For the size of the development, the Fields in Trust standard expects a Local Equipped Area for Play (LEAP) to be provided, which is to be a minimum size of 0.04ha (20 x 20m) and a minimum of 20m from the habitable room façade of the closest dwellings. Limited details of these provisions have been supplied and, should permission be granted, a condition for details of these to be submitted should be included. Officers are satisfied, however, that there is sufficient space within the site to provide amenity space.

The houses would benefit from private outdoor amenity space in the form of a rear garden 10m or more in depth. The flats would benefit from a communal rear garden commensurate in size to the number of flats sharing and the occupancy level, varying between 51m² and 100.14m² per dwelling. The gardens would all be of a good size and shape.

In summary, the outline proposal would have an acceptable impact on the amenity of existing and future occupiers, subject to recommended conditions. The proposals are therefore in accordance with LPP1 Policies TD1 and LRC1 and LPP2 Policy DM5.

19. 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 as well as the inclusion of measures to minimise energy and water use.

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.

GFNP Policy GOD13 encourages proposals that incorporate measures to enable the use of recycled water.

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

A Climate Change and Sustainability Checklist has been submitted, but this references the Energy Statement. This details that the proposal would follow an integrated passive design and 'fabric first' approach to reduce heating demand, achieve excellent levels of airtightness, maximise daylighting, use natural/passive ventilation, use reclaimed, recycled and locally (and sustainably) sourced building materials where possible and use low energy LEDs for all lighting.

A site waste management plan (SWMP) would aim to divert at least 85% of site waste from landfill, by re-use and recycling.

Water efficiency will be enhanced, with maximum water use 110 litres of water per person per day as required by Policy CC2. A prior to first occupation condition is recommended to secure this. Water butts are to be incorporated for rainwater harvesting. In terms of energy generation for the development, this would be via air source heat pumps (ASHPs) and solar PV panels.

It is noted that Part L – Conservation of Fuel and Power of the Building Regulations 2022 requires each residential unit built to have achieved a 31% reduction in carbon emissions, but this proposal would result in a total saving in CO2 emissions of 66.3%.

Therefore, all these measures are supported, and the proposed development would be highly sustainable, exceeding requirements in national and local policies. The proposals are therefore in accordance with LPP1 Policies CC1 and CC2, LPP2 Policy DM2 and GFNP Policy GOD13.

20. Impact on Highways & Transport

Policy ST1 of LPP1 outlines that development schemes should be located where sustainable transport modes can be maximised; should make contributions to the improvement of existing and the provision of new transport schemes that give priority to users of non-polluting vehicles; should be accompanied by Transport Assessments and Travel Plans; and should make appropriate provision for car parking.

Policy DM4 of LPP2 requires entrances to developments to be obvious for all users of the site, permeability and access throughout the site and active travel modes to be promoted. Policy DM9 of LPP2 promotes sustainable transport modes and patterns through developments providing inclusive, safe and convenient access for all; an adequate highway design and layout; access by service and emergency vehicles at all times; adequate car and cycle parking spaces; public transport infrastructure; and them not having a severe residual cumulative impact on highway network capacity.

GFNP Policy GOD5 specifies minimum off-street car parking standards and residential street design, including on-street parking arrangements. GFNP Policy GOD9 addresses sustainability transport links, safe pedestrian and cycle access, and Movement Routes (shown on the Policies Map). GFNP Policy GOD11 covers electric vehicle charging points.

GFNP Policy GOD9 addresses 'Movement Routes'. The closest one is Copse Side to the south of the site. Works to the public footpath to the south are proposed by the developer to allow pedestrian access in and out of the site, including its upgrade to provide a better standard of hard surfacing. The result of this would improve the permeability of the site and provide better pedestrian access in line with this policy. As this footpath is outside of the site boundary and owned by the Council, it is considered that this should be controlled by way of an appropriate legal agreement.

The site is in a somewhat sustainable location with the town centres of Godalming and Guildford being approximately 2km and 4km away respectively, although it is on the edge of a settlement adjacent to rural areas. Bus stops are on Green Lane 320m away from the site access served by the number 46 route between Guildford and Farnham, but there are good pedestrian and cycle links to the local area. These allow access to the closest train station at Farncombe, which is about a 20 minute walk away and provides regular services between London Waterloo and Portsmouth.

44 allocated car parking spaces are proposed as well as seven visitor spaces. According to the GFMP, a minimum of 55 spaces could be provided, not including visitor spaces. Surrey CC provides maximum standards, which for this development would dictate that no more than 42 spaces be provided given it is considered to be in a suburban edge location. Surrey CC's standards encourage visitor parking, but don't require it. Given that 44 spaces falls in-between the two figures and the GFMP provides more localised figures, this is considered acceptable. With 27 dwellings, there is likely to be multiple visitors and seven spaces is considered reasonable. 10% of the total spaces should be for disabled users, but details of these are recommended to be secured by condition.

17 sheds and 10 racks are proposed for cycle parking, the former for the houses and the latter for the flats. It is unclear how many spaces each would provide, but the numbers must comply with Surrey CC's minimum cycle parking requirements of one space per 1 and 2 bedroom unit and two spaces for 3 or more bedroom unit. Again, it is recommended for further details to be conditioned.

The provision of wall-mounted and freestanding electric vehicle charging points is encouraged, but this is secured by Building Regs Part S so need not be conditioned. The power supply could also be used for e-bikes.

The proposed residential development is expected to generate 14 two-way movements during both the am and pm peak periods. This would equate to one vehicle trip on the local highway network approximately every 4 minutes during both peak periods. As such, it is considered that the proposal would not increase activity to such a degree as to impact on highway safety and is therefore acceptable.

It is noted that no highways or transport-related objections were raised to the previous scheme and the Appeal Inspector agreed with SCC Highways' comments. Access is to the north off Binscombe and a splayed junction has been proposed incorporating visibility splays, particularly as the road is a bit narrower than expected for a two-way vehicular route.

It is noted that the introduction of a 20mph speed limit to a 40mph between the proposed site access and Binscombe medical centre is outside the control of the LPA, but this could be achieved through a Traffic Regulation Order (TRO). However, highways improvements in the form of a controlled crossing for pedestrian access to Binscombe medical centre and improvements to the Green Lane junction with Cope Side can be secured by a legal agreement.

Following negotiations, the site access has been amended to remove the pedestrian route out of the site since there is no footway along Binscombe and it would be too narrow to introduce one. The access would otherwise be acceptable with details for construction vehicles and the final version for future occupiers and visitors

recommended to be secured by condition. It is noted that the internal roads are suitable for adoption by Surrey CC.

Conditions are recommended to be imposed in respect of a Construction Transport Management Plan, as suggested by the SCC Highways so the proposal would not prejudice highway safety nor cause inconvenience to other highway users.

The proposed development therefore complies with the NPPF in this respect and with LPP1 Policy ST1 and LPP2 Policies DM4 and DM9.

21. Archaeology

LPP2 Policy HA1 outlines that the significance of the heritage assets, including archaeological sites, within the Borough are to be conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

LPP2 Policy DM25 requires an initial assessment of the archaeological value of any site exceeding 0.4 hectares to be submitted, potentially along with an archaeological field evaluation with any important archaeological remains left in situ protected or being subject to archaeological recording, formal reporting, publication and archiving in a suitable repository as part of a scheme of works.

Roman evidence is more prevalent in this area, with a villa identified to the south of the site as well as a ditch in a garden on Binscombe Lane containing pottery, tile and animal bone dating from the 2nd - 4th Century. The evaluation undertaken on this site revealed just two features of possible archaeological interest, a gully and a ditch, tentatively dated to the late medieval to early post-medieval period. They probably represent field boundaries, and therefore it is considered that the site has no archaeological potential.

The SCC Archaeology Officer agrees that the archaeological features discovered are not of sufficient significance to require any further archaeological investigation. As such, no further archaeological work is required. The proposals are therefore in accordance with LPP1 Policy HA1 and LPP2 Policy DM25.

22. Contamination

LPP2 Policy DM1 requires significant harm to the health or amenity of future occupants of the development to be avoided, or if significant environmental impacts cannot be avoided, they should be adequately mitigated, or as a last resort, compensated for. Additionally, in areas where contamination is known or likely to be found, a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures should be provided.

No contaminated land report or similar has been submitted, but the Council's Environmental Health Officer has reviewed the reports submitted with the previous application (ref. WA/2018/1525). These are considered comprehensive and have assessed the potential risks at the site well. As such, no further recommendations need to be made to land quality and no conditions are therefore requiring further details are therefore necessary unless contamination not previously identified is found to be present on site.

23. Drainage

Policy CC4 of LPP1 requires sustainable drainage systems (SuDS) on major developments (10 or more dwellings) and encouraged for smaller schemes. A site-specific Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site.

A Flood Risk Assessment and Drainage Strategy has been submitted. The LLFA has considered these proposals and has confirmed that the drainage proposal satisfies the requirements of the NPPF and NPPG. It has further recommended that should permission be granted, then suitable conditions should be imposed to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development. Having had regard to the SuDS scheme and the FRA, it is considered that the proposal adequately addresses flood risk, surface water and ground water flooding risk in accordance with the NPPF. The proposals are therefore in accordance with LPP1 Policy CC4.

24. Infrastructure

Policy ICS1 of the Local Plan (Part 1) 2018 states that infrastructure considered necessary to support new development must be provided either on or off-site or by the payment of contribution through planning obligations and/or the Community Infrastructure Levy.

GFNP Policy GOD16 encourages the provision of large Locally Equipped Areas for Play (LEAPs) through land being reserved on sites for this purpose, and the use of developer contributions will be encouraged to refurbish or improve existing facilities. Additionally, appropriate provision of paths to enable disabled access and access with pushchairs is encouraged with materials used to minimise the impact on the existing green space.

It is noted that the previous application was refused partly due to the applicant failing to enter into a legal agreement to secure the provision of environmental enhancements, play areas and leisure improvements. It is worth noting that the Play Area Strategy 2015 – 2024 identifies seven wards that fall below the Waverley average for both equipped play provision and the Fields in Trust standard for informal play space, one of which is Godalming Binscombe.

The applicant has agreed Heads of Terms which have been identified as necessary by the relevant infrastructure providers as follows:

- Bus shelters on Binscombe Lane costing £5,062.50;
- The provision of a new play area, trim trail and access paths in Binscombe Open Space costing £35,550 as well as a 10 year management plan for it;
- Surfacing improvement to public footpath no. 1 (between Binscombe and Green Lane), including provisions to link between it and the southern boundary of the application site, as well as between Copse Side and Footpath 1;
- The provision of indoor fitness equipment at Godalming Leisure Centre costing £17,115.

As of yet, a legal agreement has not been signed and completed. However, the applicant has submitted a draft version to the Council so has demonstrated a willingness to enter into one to secure the relevant contributions.

Subject to the completion of a legal agreement to secure the planning outcomes necessary to make this development acceptable. It is concluded that the proposal would adequately mitigate for its impact on local infrastructure and comply with Policy ICS1 of LPP1 and GFNP Policy GOD16.

25. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan and there would be substantial public benefits, such as the 27 units of affordable housing, that would outweigh the low level of 'less than substantial' harm caused by the proposal. Whilst the proposal would result in the loss of agricultural land, it is highly material that Policy RE2 incorporated the site into the Developed Area of Godalming. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to complete a Section 106 Agreement to secure the heads of terms identified above and the affordable housing as set out in the report together with any management arrangements that need to be secured for space within the development.

1. Condition:

The plan numbers to which this permission relates are:

- SMA-7032-001 A
- 7032-004 P01
- 22.1618.100 M
- 22.1618.001 C
- 22.1618.200 D
- 22.1618.201 D

22.16.18.203 F
22.1618.204 D
22.1618.205 D
22.1618.206 D
22.1618.207 D
22.1618.208 D
22.1618.209 D
22.1618.310
22.1618.320
22.1618.405 A
22.1618.415 A
22.1618.425 A
22.1618.426
22.1618.435 A
22.1618.445 B
22.1618.455
22.1618.465
22.1618.475
22.1618.485
22.1618.400 A
22.1618.410 A
22.1618.420 B
22.1618.421
22.1618.430 A
22.1618.440 B
22.1618.450
22.1618.460
22.1618.470
22.1618.480

Arboricultural Impact Assessment
Ecological Appraisal Version 1.3
Energy and Sustainability Appraisal
Flood Risk Assessment and Drainage Strategy Issue 01
Great Crested Newt Assessment - Survey 1.2

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 Policies ST1, ICS1, TD1, HA1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan 2018 (Part 1), Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policies GOD5, GOD6, GOD9, GOD13 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

2. Condition:

No development shall take place until details 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. These should be in accordance with drawing no. 22.1618.203 F unless otherwise agreed by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the heritage assets, character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

3. Condition:

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason:

To ensure the provision of satisfactory facilities for the storage of refuse and recycling in accordance with Policies TD1 and CC2 of the Local Plan 2018 (Part 1), Policy DM4 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

4. Condition:

No extension, enlargement or other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development could cause detriment to the character and appearance of the area, including the setting of heritage assets, and for this reason would wish to control any future development to comply with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

5. Condition:

The hard surfaces hereby approved shall be made of porous and / or permeable materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason:

To reduce the risk of flooding and pollution and increase the level of sustainability of the development in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policies DM1 and DM6 of the Local Plan 2023 (Part 2).

6. Condition:

No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

7. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials; and
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1, NE1, NE2, CC1, CC2 and CC4 of the Waverley Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6,

DM7 and DM11 of the Local Plan 2023 (Part 2) and Policies GOD5 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

8. Condition:

The development hereby permitted shall not be occupied until drawings detailing the positions, height, design, materials and type of all proposed boundary treatments shall has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to occupation of the development and shall thereafter be retained at all times.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1 and HA1 of the Waverley Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6, DM7, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

9. Condition:

The development hereby permitted shall not be commenced (other than works to trees) until details of the design of a surface water drainage scheme in line with the Flood Risk Assessment and Drainage Strategy Issue 01 dated 05/06/2023 have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.8 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc).
- c) 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.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) 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 that the principles of sustainable drainage are incorporated into this proposal so that the final drainage design does not increase flood risk on or off site in accordance with the National Non-Statutory Technical Standards for

SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

10. 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 designed to meet the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

11. Condition:

Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason:

As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

12. Condition:

Prior to the first occupation of the development the following highway improvements shall be provided:

- a) Dropped kerbs and tactile paving at the Green Lane priority junction with Copse Side
 - b) Dropped kerbs and tactile paving for pedestrians to cross Copse Side adjacent to the link between Copse side and Footpath 1.
 - c) A virtual footway on Binscombe, including an uncontrolled crossing adjacent to the medical centre to provide a safer route for pedestrians
- in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and to meet the County Highway Authority's safety and technical requirements.

Reason:

To promote sustainable forms of transport in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policies DM6 and DM9 of the Local Plan 2023 (Part 2).

13. Condition:

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

14. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with drawing no. 22.1618.100 M for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved and shall be maintained so as to ensure their availability for such use at all times.

Reason:

To ensure that adequate parking provision is retained in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and Policy GOD6 Godalming and Farncombe Neighbourhood Plan (April 2019).

15. Condition:

Prior to commencement of the development, details of a construction access shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Highway Authority, and implemented in accordance with the approved details.

The development hereby permitted shall not be first occupied until the proposed vehicular access and footways have been constructed on site in accordance with drawing no. 22.1618.100 M and provided with visibility splays in accordance with drawing no. SMA-7032-001 A. Thereafter, they shall be retained as approved with no obstruction to the visibility splays between 0.6m and 2.0m above ground level.

Reason:

To ensure that suitable access provision is provided within, to and from the development in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

16. Condition:

The development hereby permitted shall not be first occupied until details of disabled car parking provision for the occupants of, and visitors to, the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM9 of the Local Plan 2023 (Part 2).

17. Condition:

The development hereby permitted shall not be occupied until the dwellings hereby permitted have been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy AHN3 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

18. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Waverley Local Plan (Part 1) 2018 and Policy GOD13 of the Godalming and Farncombe Neighbourhood Plan (April 2019)..

19. Condition:

Prior to first occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how and where external lighting will be installed (through the provision

of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason:

Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and / or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation and is required in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

20. 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. They shall include:

- (i) The forecasted programme of works for the development hereby permitted.
- (ii) A scheme setting out how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- (iii) Details of proposed site accesses and any pitlanes or loading / unloading areas within the highway, which shall be sufficient to allow all vehicles to enter and exit these in forward gear without reversing on the highway.
- (iv) Details of hours of construction including all associated vehicular movements.
- (v) Details of the construction compound, and storage areas.
- (vi) A plan showing construction traffic routes and the timings, type and the number of vehicles forecast to use these.
- (vii) Details of measures to protect highway assets, including boundary hoarding behind any visibility zones, and to mitigate impacts on public transport and emergency services, and provide for their continued operation during the works.
- (viii) Details of vehicle cleaning facilities to prevent mud and dirt being trafficked onto the highway from the site or being washed onto it.
- (ix) Details of any temporary traffic management and signage along the construction routes, at site access and elsewhere in the vicinity of the site.
- (x) Details of site personnel, operatives and visitor parking.
- (xi) Mitigation methods for reptiles.

The construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

Reason:

As this matter is fundamental to the protection of neighbouring amenity and highway safety throughout development works in accordance with Policies ST1 and CC2 and Policies DM1 and DM9 of the Local Plan 2023 (Part 2).

21. Condition:

If during construction, contamination not previously identified is found to be present at the site then no further development shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme for such works, shall be submitted to the Local Planning Authority for approval in writing. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason:

To safeguard the health of future residents of the site in accordance with Policy DM1 of the Local Plan 2023 (Part 2).

22. Condition:

No development shall take place (including any ground works, site clearance) until a biodiversity method statement, including a net gain, has been submitted to an approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details in the first planting season after the approval of the biodiversity method statement and shall be retained in that manner thereafter.

Reason:

To protect habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

23. Condition:

Prior to the commencement of development, a landscape and ecological management plan (LEMP) should be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:

- a) description and evaluation of features to be managed (habitats; species, planting plans, taking advice from the applicant's ecologist)
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- e) details of the body or organisation responsible for implementation of the plan;
- f) on-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented in full accordance with the approved details.

Reason:

In the interests of preserving nature conservation in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

24. Condition:

Prior to the first occupation of the development hereby approved a detailed scheme for the proposed Local Equipped Area for Play (LEAP) shall be submitted to and approved in writing to the Local Planning Authority. The approved scheme shall be implemented in strict accordance with the approved details, prior to the first occupation of the development. The scheme shall include details of the equipment to be provided, its maintenance and inspections to be carried out by a qualified Inspector to check the quality of the equipment.

Reason:

To ensure that appropriate, safe and high quality play space is provided within the site in accordance with the Fields in Trust standard and Policy LRC1 of the Local Plan 2018 (Part 1).

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. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.
4. 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.
5. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. 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.
8. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
9. 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
10. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an

Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the County Highway Authority. It is not the policy of the County Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the County Highway Authority Local Highways Service.
13. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Streetworks permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a Streetworks permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermitsand-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingadvice
14. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
15. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
16. Cycle parking should be secure, convenient (including not being blocked in a garage for cars and not being at the far end of a rear garden), accessible, well-lit, well-signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the County Highway

Authority would not usually support vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. The County Highway Authority's preferred cycle parking is 'Sheffield' type stands, spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or other proprietary forms of covered, illuminated, secure cycle storage including the Police approved Secure By Design cycle stores, "bunkers" and two-tier systems where appropriate.

17. The water efficiency standard is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
18. The applicant is advised that the details of external lighting should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (2011)' similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details.
19. The applicant is reminded that it is a criminal offence to intentionally or recklessly disturb, damage or destroy / kill protected species and their habitats under the Wildlife and Countryside Act 1981. The nesting season is normally taken as being from 1st March – 30th September. 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.