

**WA/2023/02010** – Erection of extensions and alterations to existing buildings to provide a total of 52 dwellings, alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge; associated works including landscaping, parking, amenity space; formation of a new vehicular access onto Cranleigh Road. at ST JOHNS SEMINARY CRANLEIGH ROAD WONERSH GUILDFORD GU5 0QX

Applicant: St John's Wonersh Ltd - St John's Wonersh Ltd

Parish: Wonersh CP

Ward: Bramley & Wonersh

Grid Reference: E: 502463

N: 145068

Case Officer: Tracy Farthing

Neighbour Notification Expiry Date: 05/02/2024

Extended Expiry Date: 09/02/2024

Committee Meeting Date: 7<sup>th</sup> February 2024

## RECOMMENDATION

That, delegated authority be granted to the Executive Head of Planning Development to granted planning permission subject to the applicant entering into an Section 106 Agreement subject to the conditions listed below, and that delegated authority be given to the Executive Head of Planning development to add or amend conditions.

### 1. SITE DESCRIPTION

The application site extends to approximately 18.5 hectares of grounds and a Grade II Listed Seminary built in the 1890's by F. A. Walters, a prominent figure in late-nineteenth and early twentieth century Catholic church building. Within the grounds there also two lodge houses. The seminary was used until 2021 for the training of catholic priests for the Archdiocese of Southwark. Additionally, the seminary often hosted seminars, conferences and workshops open to the wider community.

The site is located on the northern side of Cranleigh Road, approximately 160m outside the defined settlement of Wonersh. Vehicular access is via two access points from Cranleigh Road.

The lawful use of the majority of the site is a Seminary, which falls within Use Class C2 (Residential Institution), with The Lodge and The Lower Lodge in Class C3 residential use.

The current floor space on the site, comprises 8,244 sqm (GIA). The principal floor space is within the main seminary building, accounting for some 7,548 sqm, arranged over three floors, with a basement level and an attic storey to the central section and east and west wings and is of red brick construction under slate roofs. The seminary building runs east-west with two wings towards the eastern and western ends. Whilst the building dates from the 1890s it was extended and altered in the 1960s at which time the east and west wings were extended to almost double their original length. At the same time, the convent was constructed to the east end of the building.

The principal seminary has a dominant presence within the site. The elevational treatment is in red brickwork with Portland Stone dressing and a slated mansard roof. The architectural idiom is generally described as being Jacobean style with Flemish influences with prominent gable ends, pilasters and tall chimneys.

The building is essentially "H" shaped, with a further wing to the west comprising the single-storey chapel, and a further wing to the east comprising the nun's quarters and service rooms. Extensions to the original 1890 building constructed in the early 1960s (i.e. to the west and east wings and to the chapel) are in the same idiom with matching materials, and they therefore blend seamlessly into the original building. The central "H" part of the building is asymmetrical due to the presence of a "tower" within the east wing.

The interior of the main seminary building comprises communal areas for living, studying and worship, all of which are relatively grand in scale with decorative features (including columns, cornicing, brackets to ceiling beams, architraves, etc.) and private areas for sleeping. The professors' bedrooms are located at first floor level within the central part of the building – and they are unsurprisingly larger in scale with more ornate detailing than the students' bedrooms. When the Seminary was first built, some of the students' bedrooms were dormitories with timber partitions but those large rooms were later sub-divided into separate bedrooms. At ground floor level, the central part of the building comprises the Ambulacrum and reception rooms (including a dining area and parlours). The conference rooms, common rooms, refectory, library, etc. are located within the east and west wings at ground and first floor level as are some students' bedrooms. The west wing at basement level provided a playroom for the younger pupils. Located further westward the chapel was formerly highly decorated with a number of alters in marble and alabaster – but these fixtures have recently been removed. Some detailing remains, however, including the cornicing and pilasters. To the east, the convent wing and service rooms are comparatively pared back in architectural detailing.

The application site also includes two lodge buildings. The eastern lodge pre-dates the seminary and the western lodge is a later addition. The lodges are referred to as the Lodge and Lower Lodge.

The farm building located on the east side of the Seminary represents the oldest structure on the site having been part of the former Lotisford Farm, sold to the seminary in 1889.

The general character of the area is rural. The topography of the area is such that ground levels generally fall away to the south and south-east. There are areas of woodland in the vicinity, including a small area of Ancient and Semi-Natural Woodland a short distance to the south-east of the Seminary. There are also water features to the south-east. Public rights of way run along the wooded valleys to the south-east and on to the west of the site.

## 1. PROPOSED DEVELOPMENT

The applications proposes the demolition of existing buildings, alterations and extensions to the main seminary building to create 18 houses and 23 apartments within the Seminary together with the conversion of the Chapel to a well being centre for residents. The conversion will also include hot desk open offices, breakout areas and a reception all of which will serve the residents of the new dwellings.

Extensions are proposed to The Lodge and the Lower Lodge and continue to be used as two dwellings.

Also proposed within the application is demolition of part of the Farm buildings and new build/extension of this building with the creation of 9 dwellings within the building.

The proposal includes four storey extensions to the main seminary building to the rear of the building. The overall height of the proposed extensions are 5m lower than the than the height of the ridgeline of the main building. The design of the proposed extensions would be in a modern idiom in order to remain legible from the original seminary building.

The proposed scheme would retain the principal front elevation of the building. Some alterations are proposed to the elevations addressing the courtyard to the north. This would include some changes window cills and doors. Some sash windows would be replaced by French doors.

The demolition of the existing modern farm buildings and modern garages, the re-use of the historic farm building, and the construction of some new single-storey buildings within the grounds (to provide more residential dwellings);

Extensions to the Lodge and Lower Lodge buildings (existing C3 dwellings).

Overall, the development proposes 23 apartments and 29 houses, of which 18 houses and 23 apartments would be within the extended seminary, 9 dwellings within the extended and converted farm building and two existing houses (the Lodges) which are to be extended and refurbished.

The proposals involve a comprehensive landscaping scheme, designed to conserve the existing sense of spaciousness and verdancy, and the views of the seminary building. The existing area to the north of the chapel wing has a somewhat neglected appearance, and its gravelled hard surfacing is rather unsightly. This area would become more enclosed due to the addition of the new west extension wing – essentially becoming a new “courtyard”. It is considered that the proposed new sandstone paving (with spaces for vehicle parking), and the flower beds/hedging and seating areas immediately adjacent to the buildings, would retain a sense of spaciousness whilst adding visual interest to this part of the Site.

The existing area to the north of the principal part of the seminary already has an enclosed, courtyard character due to the existence of the surrounding buildings and the raised terrace. The proposals would retain this character, further enhancing it by introducing architectural and landscaping features which are both modern and evocative of historic monasteries. A new cloistered walkway would be built into the existing raised terrace, with red brickwork and arches complementing those of the arched detailing to the existing seminary building.

The central lawn would be re-landscaped in a modern manner which references the style of traditional monastic herb gardens. The existing weeping willow tree to the front (i.e. south) of the principal seminary building would be replaced with a small circular lawn with formal hedging and a central pond with a fountain. This would be less visually obstructive than the tree, and it would allow the front entrance (i.e. most ornate part of the seminary building) to be better appreciated – both close-up, and from a distance. The removal of the existing unsightly modern garages to the east of the main building, replacing them with grass, would enhance the spacious and verdant character of the Site.

The proposed scheme would involve the judicious insertion of small clusters of parking spaces around the Site, largely hidden behind hedging. Thus, the new provision of vehicle parking would have a minimal visual impact on the spaciousness and the verdancy of the Site. The shelters for the proposed car ports and some of the parking spaces would comprise timber columns and roofs which have been designed to reflect the appearance local vernacular buildings. Their roofs would be slated in order to provide visual references to the main seminary building (and those of the car ports would also have discreetly located PV panels).

The proposals also include some landscaping immediately adjacent to the proposed buildings on the existing farm building site – including trees and planting. The more naturalistic aspects of the proposed landscaping would enhance the rural character

of the site, while the formal layout and pruned topiary would provide a visual link to the proposed courtyard garden to the north of the main seminary building.

The proposed bin stores and electric sub-station would comprise red brickwork with flat green roofs. They would be located close to the east entrance, and would mostly be sensitively hidden behind hedging. Therefore, their visual impact on the Site would be minimal and neutral.

The proposed children's playground and bicycle shed to be located in the north-west part of the Site, would be appropriately screened behind some trees (taking into account their heights, bulk, scale and massing). Therefore, they would have a minimal and neutral visual impact on the Site and its setting.

In order to sub-divide the main building into separate residential dwellings, parts of it would be medially converted, and there would also be some new single-storey flats. It would thus be necessary to alter the existing planform – including the provision of new door openings, new staircases, and new stud walls, the blocking up of some existing door openings, and the removal of some existing walls. However, every effort would be made to retain the legibility of the original building. For example, the proposals would retain the existing doors within the door openings which are being bricked up. Nibs would be retained wherever walls are being removed – and downstands would also be retained, where deemed appropriate. The high ceiling of the existing library, together with its sense of openness in the existing library. The existing clear sense of hierarchy (i.e. between the communal rooms and bedrooms, between the professors' bedrooms and the students' bedrooms, and between the principal part of the Seminary and the convent wing) would necessarily be eroded as a result of the conversion of the building.

However, the ambulatory would be retained as the principal communal area, as would the central corridors within the central part of the building at lower-ground, first and second floor level. Within the Chapel, the proposed scheme would involve the provision of some glazed screens across the openings into the side chapels. The visually light-weight quality of these screens would retain the extent by which the historic planform of the chapel may be appreciated and enjoyed. The screens would be sensitively fitted so that they may be easily removed without causing any damage to the historic fabric of the Chapel.

The historic entrances the Site will be retained, and blocked with bollards of an elegant, simple design. The provision of the new, centrally located entrance, would not involve any loss of historic fabric. The new entrance (comprising some brick retaining walls) would have a pared back appearance in order to remain visually subservient to the historic entrances. Also proposed is the provision of formal bus stops at the site access road junction and opposite the existing eastern access

Further the scheme proposes the creation of a permissive path through the site. This would link footpaths FP308 & 320 to FP305 and then on to Barnett Lane. The

permissive path would be constructed as a footway/cycleway. The path would provide a safe link for users between Shamley Green and Wonersh

#### The Lodge

The proposal involves the replacement of a single storey extension to the north elevation of The Lodge with a two storey extension. The extension is set back to be subservient to the Lodge building.

#### Lower Lodge

the application proposes the replacement of a single storey extension with a new two storey extension with a gable that reflects the existing north facing gable.

The scheme would provide a total of 114 parking spaces dispersed across the site with the majority of spaces being located close to their associated dwellings. A small parking area of 28 spaces is proposed to the south of the proposed farm complex.

A secure communal bicycle store is also proposed.

## 2. Relevant Planning History

WA/2017/0984	Listed building consent for internal and external alterations to second floor of the East Wing of the seminary building including the insertion of 2 rooflights	GRANT 03/08/2017
WA/2010/0831	Internal and external alterations.	REFUSE 20/07/2010
WA/2010/0832	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT REFUSED 20/07/2010
WA/2010/1304	Internal and external alterations (revision of WA/2010/0831).	GRANT 27/09/2010
WA/2010/1305	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT GRANTED 27/09/2010
WA/2011/1547	Listed Building Consent for demolition of staircase hall partition and various alterations.	LISTED BUILDING CONSENT GRANTED 01/11/2011
WA/2010/0793	Application for Listed Building Consent for alterations to seminary building.	LISTED BUILDING CONSENT GRANTED

		13/07/2010
WA/1978/1057	Alterations and single storey extension to existing oil tank enclosure.	GRANT 01/08/1978
HM/R7859	Extension to Common Room.	GRANT 31/05/1955
HM/R3687	New cowhouse, dairy and alterations to existing farm building.	GRANT 24/03/49

### 3. Relevant Planning Constraints

Grade II Listed Building  
Green Belt – outside any settlement boundary  
AGLV (80 metres west of the AONB)  
Ancient Woodland 500m Buffer Zone  
Potentially Contaminated Land  
Footpath 308  
SGN intermediate, low and high pressure pipelines

### 4. Relevant Development Plan Policies and Guidance

**Local Plan (Part 1) 2018:** Strategic Policies and Sites, 2018 - Policies SP1, SP2, ST1, TD1, HA1, RE2, RE3, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2.

**Local Plan (Part 2) 2013:** Site Allocations and Development Management Policies – Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM11, DM14, DM20, DM25, DM35.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Surrey Hills AONB Boundary Variation Project – Consultation Document (March 2023)
- Surrey Landscape Character Assessment (Waverley Borough (April 2015)
- The Affordable Housing Supplementary Planning Document (Updated 24 March 2023)
- Surrey Waste Local Plan (2020)
- Blackheath, Shamley Green and Wonersh Village Design Statement (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

Section 66 of the Listed Building and Conservation Areas Act 1990 (as amended) places a duty on the local planning authority to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

5. TOWN/PARISH COMMENTS

Wonersh Council	Parish	<p>No objection</p> <ul style="list-style-type: none"> <li>• Raised concerns as to the lack of affordable housing in the development. They suggested that any approval to the application should be conditioned to ensure that suitable land and infrastructure within the curtilage was provided so as to allow the possible development of affordable housing by others.</li> <li>• Welcomed the content of the Transport Statement, which demonstrated consideration for access to and connectivity with and between the local villages for journeys by public transport and walking and cycling. They requested that the infrastructure associated with this be adopted by Surrey County Council, specifically that the routes to and through the seminary become a Public Right of Way and that the bus stops also be adopted by Surrey County Council and be of a design suited to this rural locale – typically of wooden construction.</li> <li>• The Committee particularly welcomed the developer’s commitment to provide s106 funding, as noted in paragraph 4.7 of the Transport Statement, to assist with the safety of the increased traffic flow along the B2128.</li> <li>• The Committee noted the consideration for generating energy from more sustainable sources and the consideration of the dark skies initiative being designed into the plan.</li> <li>• Noted that a number of trees required felling for the proposed development. They requested, as a condition, that any future planting response to this sought to fully compensate or indeed exceed the benefits offered by the trees lost from the seminary grounds and that such plans be considerate of the challenges in establishing younger trees.</li> </ul>
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6. CONSULTEE COMMENTS



The Health and Safety Executive (HSE)	No objection The wider site boundary includes at least one major hazard site and/or major accident hazard pipeline. This lies to the east of the site of proposed works. Therefore, HSE does not advise on safety grounds, against the granting of planning permission in this case
SCC Rights of Way Officer	No objection, suggest public footpath improvements.
Thames Water	No objection on the basis that surface water will not be discharged to the public network. There are public sewers crossing or close to your development.
The Ramblers Society	No objection <ul style="list-style-type: none"> <li>Identify benefits of permissive path linking footpaths FP 305 to FP 320.</li> <li>Request signage along Cranleigh Road to identify warn of pedestrians</li> </ul>
Forestry Commission	Do not provide an opinion supporting or objecting to planning application. Direct towards guidance within NPPF relating to protection of woodland, tree retention and Biodiversity Net Gain.
Environmental Health (pollution)	No objection subject to conditions.
Southern Water	The site is not located within Southern Water's statutory area for water supply.
SCC Minerals and Waste Planning Authority (MWPA)	No objection. The proposal should include adequate facilities for waste storage and recycling. A condition is required for the submission of a waste management plan.
Natural England	No objection. The proposed development will not have significant adverse impacts on designated sites.
The Victorian Society	<ul style="list-style-type: none"> <li>The demolition of ancillary buildings and the construction of extensions and new dwellings within the grounds are acceptable, being sensitively sited and appropriate in scale.</li> <li>Concern is raised with regards the alterations and subdivision of the internal spaces particularly the former refectory and library. Suggest these spaces to be retained as existing, either as community spaces or large, single rooms within residential units. In the former library some of the shelves, at least, should be retained.</li> <li>Wherever possible historic features such as doors and fireplaces are present these should be preserved.</li> <li>Support the installation of solar PV panels on the roof of the extensions and other less visible roofs, their</li> </ul>

	<p>placement on the Lodge and Lower Lodge seems excessive and would harm the character of these buildings. Considering the amount of solar PV panels proposed across the rest of the site it is recommended that solar PV panels are omitted from the lodges.</p>
Surrey Hills AONB Advisor	<p>No objection</p> <p>The development has been contained within the site without spilling out into the surrounding landscape. I do not consider that the proposed development would harm the setting of the AONB. Nor do I consider that a permission would be likely to result in Natural England deleting the site here at the next stage of the Boundary Review, from the proposed extension to the Surrey Hills AONB.</p>
Historic England	<ul style="list-style-type: none"> <li>• Acknowledge the challenges of converting this site to a new use and welcome the many positive aspects of this scheme. Residential use is likely to be the optimum viable use for the site, and we recognise that for the proposals to be viable some subdivision and loss of plan form and fabric would be necessary to secure this. However, the subdivision and adaptation to the library and refectory, two principal spaces of the seminary, are a concern and need to be justified.</li> <li>• Recommend PV panels are omitted from the lodges.</li> <li>• One carport in particular is located immediately to the west of the Chapel. We would recommend this is re-sited elsewhere to avoid disrupting views from the east towards the Chapel.</li> <li>• Recommend conditions to ensure safe storage of historic features such as doors by way of a detailed gazetteer.</li> </ul>
Surrey Wildlife Trust	<p>17/11/2023</p> <p>Outstanding issues requiring information prior to determination</p> <p>03/01/2024</p> <p>No objection subject to conditions</p>
Lead Local Flood Authority	<p>13/12/2023</p> <p>Objection</p> <p>22/12/2023</p> <p>No objection. Conditions required to ensure SuDS scheme is properly implemented and maintained throughout lifetime of development.</p>
Environment Agency	<p>No objection subject to conditions.</p>

Surrey Authority	Highway	No objection subject to conditions and a S106 Agreement to ensure improvements made to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village.
County Archaeologist		No objection subject to conditions.

## 7. REPRESENTATIONS

None received

## 8. PLANNING CONSIDERATIONS:

### 9. Principle of development

The site was closed and sold by the Catholic Church in 2021 as its use as a seminary for the training of priests had ceased due to no candidates coming forward for training. A further principle is the retention of the listed asset that is of historic, architectural, social and cultural importance.

The main building was constructed specifically as a Seminary in 1890 and has been subject to later additions around 1900s and outbuildings in the early 1960s. The building became surplus to requirements as the number of students dropped overtime, from 90 to 9 students in 2019, with no intake for the following year.

Marketing was undertaken to seek a new owner compatible with the buildings current C2 use. This use includes care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

The Marketing Strategy documents submitted detail the process which included 12 months of marketing (May 2021 until May 2022) and an initial offer from a school. This offer was withdrawn after 9 months and significant legal involvement as the cost of converting the property to facilitate the educational use was unviable.

Offers of interest thereafter only came from residential development parties and the Archdioceses of Southwark accepted and offer from .And Company.

The statement explains how the marketing exercise has been carried out is considered to be appropriate in scope and length to demonstrate that the site has been appropriately marketed with a preliminary aim of a continued C2 use.

The application proposes the conversion of the main Seminary building into residential units together with extensions to the Seminary that will create of new residential units within the Green Belt and outside of a defined settlement boundary.

The scheme also proposes the extension and refurbishment of 2 Lodge buildings and the creation of 9 dwellings within the extended and converted farm building.

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

Policy SP2 of the Local Plan (Part 1) 2018 sets out the spatial strategy for the Borough and is a key policy in seeking to ensure that the development that takes place in the Borough is sustainable. It seeks to focus development at the four main settlements and, to avoid major development on land of highest amenity and landscape value, and to safeguard the Green Belt.

Policy of DM35 of the Local Plan (Part 2) 2023 says the Council will support the conversion of non-residential buildings into small residential units as a means of increasing housing supply, provided it complies with other policies in the Plan. The Council will have particular regard to the impact of the development on neighbour amenity, heritage significance, parking space and provision of waste management.

Policy HA1 of the Local Plan (part 1) seeks to ensure that the significance of heritage assets are conserved or enhanced and retained Policy HE4 details that, in cases where proposals will affect a listed or a locally listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing.

Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated. Certain forms of development are considered to be appropriate, and will be permitted provided they do not conflict with the exceptions listed in paragraphs 149 and 150 of the NPPF as stated below:

Paragraph 154:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 155: provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy DM14 of the Local Plan (Part 2) sets out in greater detail how applications in the Green Belt are to be assessed with regards to the impact upon openness and proportionality and states that outside of settlements a percentage guideline is to be used the assessment of proposals.

The site lies outside of any settlement boundary within the Green Belt. The scheme involves the conversion of a large purpose built Seminary building which has come to the end of the use that it was built for .

The building is Grade II Listed and is in exceptional condition.

## 10. Green Belt

The provision of extensions and new buildings on the site should not cause harm to the Green Belt except in very special circumstances and should enhance or retain the significance of the heritage asset.

Paragraph 155(d) sets out that the re-use of buildings, provided that the buildings are of permanent and substantial construction and provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt, are acceptable.

The site is contained within a legible and naturally screened site. The lawful use of the site is well established but has since ceased, but it must be taken into consideration that a C2 use could continue at the site.

The change of use to residential would lead to other development such as the creation of access roads and the need to provide additional parking on site, these elements are addressed in isolation below and cumulatively thereafter.

### **The extension of the seminary building to provide additional accommodation.**

Paragraph 154(c) sets out that extension or alteration of a building is acceptable within the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. Disproportionate is not defined within the NPPF however Policy DM14 of the Local Plan (Part 2) relates to Extensions, alterations, replacement buildings and limited infilling in the Green Belt. For extensions outside of settlements floorspace by 40% or more over that of the original building will normally be considered to be disproportionate.

The extension to the seminary is formed of two linked extensions to the north of the existing building. Consideration has been given to whether the extensions would be classed as extensions or new buildings. In this regard, Officers are satisfied that the fact that the proposed new built form would be physically attached to the existing building and would provide a continuation of the (albeit proposed) residential use, would constitute an extension rather than a new building.

. The extensions measure at approximately 1780sqm externally whereas the seminary building has a floorspace of approximately 7702sqm which indicates extensions of approximately 23%. With regards to Local Plan (Part 2) Policy DM14, the built form of the extensions would integrate well with the existing seminary building and whilst large, do not appear visually dominant in the immediate context. The application proposes a building that would not be below 40% and therefore would not result in disproportionate additions over and above the size of the original building

### **The extension of the Lodge Buildings to form dwellings.**

As set out above, proportionate additions are considered appropriate Green Belt development in accordance with Paragraph 154(c) of the NPPF.

Two lodges are located on the site, each at one of the existing access points along Cranleigh Road. These are currently C3 dwellinghouses. The proposal seeks extensions to both of the lodges. The planning history for both lodges indicates that the existing buildings on site should be used as the original floorspace for the purpose of Green Belt calculations, given that extensions were last approved in 1966.

#### **The Lodge (western)**

The proposals for the Lodge involve the replacement of the existing single-storey extension to the north of The Lodge, with a two-storey extension.

The proposed extensions represent a 19% increase over the original building and as such are proportionate additions when assessed against Paragraph 154( c ) using the definition within DM14 .

### **Lower Lodge**

The proposal for the Lower Lodge involves the replacement of an existing single-storey extension to the north. The proposals involve the replacement of this extension with a new two-storey extension with a gable which reflects the existing north-facing gable.

The increase in floorspace is confined to the ground floor with no accommodation included within the roof space, the percentage increase is 15% excluding floorspace within the roof. However, this is new built form and the roof space does add bulk and mass. Despite this, even if the floorspace within the roof was used the percentage increase would be 24% and as such are proportionate additions when assessed against Paragraph 154(c) using the definition within DM14.

### **The re-development of the farm buildings to the southeast of the main building.**

This part of the scheme is somewhat more complex as it includes the retention of an existing farm building (which has some heritage value being the oldest building on the site pre-dating the Seminary) and the demolition of other more modern buildings.

The applicant has undertaken a structural assessment of the original farm building which confirms that the building is structurally sound and capable of conversion. The conversion or re-use of this building could be assessed under Paragraph 155(d) which supports the re-use of buildings provided that the buildings are of permanent and substantial construction. The re-use alone would not conflict with the NPPF. However, the re-use of this building forms only part of the re-development on this area and as such, Officers consider that assessing this element of the proposal under Paragraph 154 (g) to be more appropriate as the application also proposes new build form to create the dwellings.

The existing farm buildings in this cluster have a total floor area of 561sqm. Of this, 148.5 sqm will be retained, this is the old farm building. 416sqm will be demolished. The replacement building has a total floor area of 621.4sqm, which would be an increased floorarea of 10.6%.

Paragraph 154(g) states that the re-development is acceptable provided there is no greater impact upon the Green Belt. It is acknowledged that there is an increase in floor space, but regard is given to the fact that the retained building could be extended in a proportionate manner. This would likely result in a quantum of development in this area similar to that being proposed in terms of resultant built form

Through extensive pre-app advice the scale of proposed re-development of this area has been reduced. The proposed height of the new dwellings, does not exceed that of the existing buildings nor the retained farm building. The increase in floorspace is not significant and would not appear to be visually excessive in the context of the retained building. Whilst the built form is pushed slightly to the east, this is counterbalanced by the removal of the garages to the north of the site and the removal of the associated hardstanding.

Policy DM14(d) states that a number of factors, in addition to the scale and mass, are relevant when considering whether a development would preserve the openness of the Green belt. These include the likely activity generation and the extent of development on the site.

The proposed new buildings would accommodate 9 dwellings. 1 in the retained building and 8 additional dwellings formed of new built form following the demolition of the existing buildings and garages. These new dwellings would intensify the proposed residential use of the site by virtue of increasing activity on the site permanently and by increasing traffic generation.

In this regard, the applicants have set out that there is 'fallback' in that the existing lawful use of the site has the potential to produce a significant activity level at the site, including a significant increase in traffic generation.

Further, the scheme is comprehensive and includes the necessary essential needs for residential development including the provision of safe access. Providing additional dwellings in this area, which is considered previously developed land and which would not encroach into open countryside, would benefit from these other aspects of the scheme without significantly adding to the overall impact when taken in the context of the scheme as a whole.

Officers are satisfied that the redevelopment of the buildings would not generate a degree of activity that would significantly impact the openness of the Green belt and that this element of the scheme would preserve the openness of the Green Belt.

### **The provision of a new access and hardstanding for vehicle parking.**

Paragraph 155(b) relates to engineering works, which are considered appropriate Green Belt development provided they do not conflict with the purpose of the Green Belt. In this case, the most relevant of these is *"to assist in safeguarding the countryside from encroachment"*. In this regard, the approach taken does seek to contain parking within areas of hardstanding already in situ and to utilise existing internal access roads. The exception to this would be the area of hardstanding to the right of the new access, however this is a central location and would not be considered to harmfully encroach into area of open countryside.

The new access road onto Cranleigh Road would fall within the exception above.



## **Car Ports, Bike Storage, Substation and other ancillary buildings.**

The proposal includes 6 3-5 bay car ports, a bicycle storage building, a substation and several bin stores across the site. These are ancillary buildings and the proposal of these indicate a comprehensive approach to the overall design and a well-considered scheme. They are however new buildings within the Green Belt which do not fall within any of the exceptions within the NPPF. Therefore Very Special Circumstances will be required to outweigh the harm to the Green Belt and any other harm resulting from the proposal in accordance with paragraph 153 of the NPPF and Policy RE2 of the Local Plan (Part 1).

The car ports and ancillary buildings introduce built form where there is currently none. Therefore spatially they cause harm to the openness of the Green Belt. The site is largely enclosed on the whole and screened from longer views and from the Cranleigh Road to the south. Nonetheless the buildings would be visible from vantage points within and around the site and within views from the newly proposed permissive path and so have a visual impact upon the openness of the Green Belt.

The proposal is a complex scheme which seeks to find a new use of a listed building that has to secure the future of this building. To achieve this new residential use, ancillary buildings would be expected and necessary and cycle storage and bin stores would provide targeted areas for the provision of specific needs. The harm to the openness under these circumstances is balanced against the need to secure the future of this heritage asset through securing a viable alternative use.

Policy DM14 supporting paragraph 3.23 states that in this instance and where the outbuildings are designed to be clearly subordinate and not appear intrusive, that the Council will have regards to the need for these buildings, potentially, as very special circumstances.

Furthermore, in the within the context of this scheme, it is advantageous at this stage to include the ancillary buildings as part of the masterplan for the site. It ensures a harmonious scheme that minimises harm to the Listed Building and provides a comprehensive scheme that will meet the needs of future residents.

In addition to the above, the site is quite heavily treed. Car parking has been sensitively located, however some parking spaces are in close proximity to trees. The provision of sensitively placed car ports may reduce any negative impact of this and lessen the desire to undertake works to trees in the future.

Officers are satisfied there are very special circumstances that outweigh the harm to the Green Belt by way of inappropriate Green Belt development and the additional harm identified to the openness.

The proposal therefore, overall, is in accordance with Policy RE2 of the Local Plan (Part 1) 2018, section 13 of the NPPF and Policy DM14 of the Local Plan (Part 2) 2023..

## 11. Design

Policy TD1 of the Local Plan (Part 1) states “the Council will ensure that the character and amenity of the Borough are protected by requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.”

Policy DM1 of the Local Plan (Part 2) states that development should not cause harm or damage to existing environmental assets and, and maximise opportunities to enhance such assets.

Policy DM4 of the Local Plan (Part 2) states that all new development will be expected to be of a high-quality design. Development should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and historic townscape character. It sets the principles of good design.

### The Seminary building

The proposal is to extend the seminary building to the rear of the existing buildings take the form of one larger rectangular 4 storey block adjoining the north western wing and one smaller rectangular 4 storey block adjoining the north eastern wing. The proposed scheme has been designed to preserve the principal views of the building from the south, by locating the proposed four-storey extensions to the main seminary building to the rear (north) elevation, and by designing the extensions so that their height is five metres lower than the height of the roof ridgeline of the main building. The proposed extensions would represent an increase in height, bulk, scale and massing. However, it is considered that the built form has been well designed so that it is balanced, and the visual impact of the increased height, bulk, scale and massing would be reduced by the stepping back of the third floor. On both extensions, the fourth storey is recessed and both feature flat roofs with PV atop.

The extensions do not exceed the height of the existing building and therefore do not seek to dominate the Seminary or the Chapel and sensitively located to the north of the Seminary and dug into the steeped bank, they would not be highly visible in the approach from the south.

The extensions have been designed in a contemporary manner such that there is clear definition of new built form but with cues taken from the architectural style of the existing building.

The angular form of the extensions would reflect the tall east “tower” of the existing seminary building. The repeating arch motifs would reflect the arched windows of the

existing building, and similarly the pattern and proportions of the fenestration would complement those of the existing building.

Traditional materials such as brick and stone are match the existing façade, ensuring visual continuity. However, these materials are given a modern interpretation through innovative design approaches. The design features red brickwork and oxidised copper for the lift shaft (which would reflect the red brickwork and oxidised copper in the main building), and metal-framed Crittal-style windows. There would also be decorative balustrading to the second floor terrace with magnolia motifs, referencing the magnolia trees in the grounds of the Site which were gifted by the Pope in c. 1895. By using materials that match the existing, while incorporating contemporary design elements, the extension successfully respects the architectural heritage while adding a touch of modernity. This approach creates a visually appealing and cohesive composition, blending old and new harmoniously.

### The Farm Buildings

The farm buildings are arranged in a cluster to the south east of the main seminary building.

Existing modern buildings in the form of storage buildings and garages are to be demolished. These buildings are of no architectural merit and so their removal is not objected to. However, one of the farm buildings comprises some historic fabric which pre-dates the Seminary. This is to be retained on the site and renovated and this is supported by Officers as the building relates well to the open agricultural land beyond.

The proposed new buildings would be arranged in an informal way, loosely taking the form of a traditional farmstead. The new build elements of this complex, which would provide 9 dwellings, would be single storey. As such, the 'farm complex' would not compete with the hierarchy of the seminary. Traditional materials appropriately related to a farmstead including timber weatherboarding, red brick and clay tile roofs, would distinguish the building(s) as a separate entity from the seminary building.

### Extensions to the Lodge and Lower Lodge

The proposals include proportionately scaled additions to both the lodges following the removal of unsympathetic 60's extensions which are of no architectural merit. The extensions to both lodges would be subordinate to the original buildings and materials would match those existing. Only glimpses of the Lower Lodge are likely from Cranleigh Road, but the proposal are acceptable visually nonetheless.

### New access

The proposed new access would replace two substandard accesses to this site. The proposed access is located centrally between the two existing accesses along Cranleigh Road. This new access would come at the loss of some trees that line Cranleigh Road and the bank along the road will need regrading to allow access. A

new bus stop which is constructed of timber and would be appropriately designed to suit the rural location would be sited on the left hand side of the entrance. A condition will secure further detail of the access to ensure that it and any signage is not out of character with the rural location.

#### Landscaping and new ancillary buildings

New Ancillary structures (such as bin stores and bicycle sheds) would comprise red brickwork with flat green roofs. They have been incorporated within the landscaping scheme, so that they would be hidden behind trees and planting. The proposals include a comprehensive landscaping scheme, which would retain the sense of spaciousness and the verdancy of the site.

The scheme overall has responded well with the constraints of the site. The proposed development makes efficient use of the land without an overdevelopment of the site. The overall spaciousness of the site will be maintained and the rural character retained.

#### Visual Impact

The development is formed of several elements. Individually these are considered below in terms of the visual impact they may have. Cumulatively the character of the site will inevitably change and this is to be expected from a development of this scale. However, the site is a brownfield site, the current use has ceased and in order for the building to not stand vacant the optimum viable use should be supported to avoid the building and its ground falling into disrepair, which would also have a negative impact upon the character of the site.

The proposed development would be in accordance with Policy TD1 of the Local Plan (Part 1) and Policies DM4 and DM15(b) of the Local Plan (Part 2).

## 12. Heritage

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 building or its setting or any features of special architectural or historic interest which it possesses.

Paragraphs 205, 206, 207 and 208 of the NPPF, 2023 are of particular relevance and are provided below:

Paragraph 205 of the NPPF, 2023 states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 206 of the NPPF, 2023 states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Paragraph 207 of the NPPF, 2023 states: “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 208 of the NPPF, 2023 states: “Where a development 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, where appropriate, securing its optimum viable use.” The National Planning Practice Guidance (NPPG) provides guidance under the Section titled “Conserving and Enhancing the Historic Environment”. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

Following on from the decision of the High Court in Barnwell Manor Wind Energy, the Decision Maker should give considerable importance and weight to the setting of the Listed Building. If the harm is found to be less than substantial, it does not follow that the Section 66 duty can be ignored, although this would lessen the strength of the presumption against the grant of planning permission.

Pursuant to the decision of the Court of Appeal in Forge Field Society, the finding of harm to the setting of a Listed Building or a Conservation Area gives rise to a strong presumption against planning permission being granted. If harm is identified then the decision maker should acknowledge that there is a presumption against permission.

The application of the statutory duties within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained

in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained. The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

The proposal seeks the reuse of St Johns Seminary, with extensions to the Grade II Listed Building and curtilage Listed Buildings to support the new residential development the application also proposes the erection of car ports and cycle storage, a new access together with the . conversion and extension of the existing farm buildings to form 9 dwellings.

St John's Seminary is a large late 19<sup>th</sup> century building in the Dutch/Jacobean style, designed by F. A. Walters for the Catholic Church for its use as the focal point of training of priests in the Archdiocese of Southwark. It has subsequently been subject to some alteration and extensions in the 20<sup>th</sup> century, but it substantially retains its plan form, principal interior spaces and historic features, which tell us about how the seminary functioned, and how its occupants lived and worked in the building. It continued to be used for its original purpose until its closure in 2021. F. A. Walters was a prominent figure in late 19<sup>th</sup> and early 20<sup>th</sup> century Catholic church building, particularly within the Southwark diocese. Its associated curtilage listed structures include the laundry and two lodges.

The farm building dates to before the development of the site as a seminary, having been part of the former Lotisford Farm. It is therefore not curtilage listed but it illustrates the history of the site.

The application has been submitted with a Design and Access Statement and a Heritage Statement both explain the rationale behind the submitted scheme and assess the impact on the heritage asset. .

This summarises the significance of the site as:

*“deriving from its medium to high architectural interest, by virtue of its external elevations in red brickwork (including decorative gauged brickwork) designed by F. A. Walters in a neo-Jacobean/Flemish idiom – and in particular, its more decorative front 35 (south) elevations. It is considered that the internal planform and remaining internal architectural features also have considerable architectural and historic interest, providing evidence of the day-to-day life of one of England's few Roman Catholic seminaries, during the 20<sup>th</sup> century.”* With which Officers agree.

## **Assessment of the impact to the heritage assets**

### Extensions

The proposed scheme includes demolition of several extensions and buildings which are all of a later date and are not considered to contribute to the significance of the listed building. The proposed extensions, although large are located at the rear of the building and would not dominate. The proposed design is a contemporary interpretation that will complement the existing building. The materials and details are important to ensure that the high-quality design carries through to the construction and the details of these will be secured through conditions. As such, no harm is identified resulting from the extensions to the Seminary Building.

### Conversion of the Seminary

The conversion of the seminary building involves some external alterations. It is recognised that the conversion will require some subdivision and loss of plan form and fabric, in the main, this has been dealt with sensitively with a minimal amount of subdivision proposed. On the third floor of the central section the timber panelling of the dormitory has previously been lost, apart from one small section on the eastern end. This is an important part of the significance, and it still clearly demonstrates the hierarchy. The proposal does involve the loss of a small proportion of this panelling to enable an appreciation of the plan form. The building has a number of large principal spaces of which the chapel and ambulatory are proposed to be retained as open, communal spaces. However, the library and refectory are proposed to be from spaces within privately owned dwellings.

The library will remain as an open double height space, and following amendments to the internal works, it will retain all its decorative pillars and some of the bookcases. The refectory will be subdivided but all the decorative pillars will be now retained.

On the elevation addressing the courtyard to the north of the seminary, some of the window cills would be lowered to provide door openings. In places modern fenestration additions will be removed which would result in visual enhancement.

Justification has also been provided by the applicant for why the loss of these spaces as communal areas is necessary, this includes information relating to the overall viability of the scheme. The library forms part of dwelling H3 at 256 sqm (2775 sq. ft) and the refectory would be located within dwelling H4 at 461sqm (4962 sq. ft). If these spaces were to be reallocated to communal space both dwellings would be significantly smaller and the overall scheme would need to cross subsidize the additional communal space. The overall reduction of sales value resulting from this change would challenge the viability of the scheme. Further it would incur a further loss of revenue from the future management change such that revenue would need to be found in commercial rent of these spaces.

Whilst the amendments and justification provided has lessened the harm arising from the proposal, less than substantial harm is identified and is considered to be moderate on the spectrum.

### Chapel Alterations

The Chapel will stay as a predominantly open, communal space. The existing 1960s extension at the west end of the chapel will be screened off to create a spa area. The jacuzzi and pool will be raised off ground. All these alterations are reversible giving it adaptability for the future. It is recognised that the loss of The Chapel will alter the sense of space however retaining the Chapel as part of the residential scheme would not be viable. No harm is identified subject to conditions securing the provision of more detail such as materials, finer detailed drawings.

### Lodge Extensions

Both lodge buildings are proposed to be independent dwellings with extensions which would not dominate the building's form, the design is considered appropriate and no harm is identified.

### The renovation of the farm building, and the construction of single-storey buildings following demolition of modern buildings

The proposed courtyard of housing has been designed to reflect the former farmstead with the existing farm building retained and no harm is identified subject to conditions.

### Formation of a new access, including the closure of the existing accesses

Whilst not including any loss of historic fabric, the new access will result in the former accesses being surplus to requirements. Each existing access will be blocked by ornate bollards. The formation of a new access will result in the lodge building's intended use not being immediately appreciable and for this reason, less than substantial harm is identified which is considered to be on the lower end of the spectrum.

### Car Ports, bin stores and other ancillary buildings

The proposed change of use requires more parking (including car ports), bin stores, private amenity space and solar panels. This has been designed sensitively to minimise the harm as much as possible, with none of the grounds at the front of the building subdivided or visually affected. Parking is scattered across the site rather than creating large parking areas and car ports and bin stores, the bike store and solar panels do not feature within main principal views. Less than substantial harm identified which is considered to be on the lower end of the spectrum.



## **Conclusion on the harm to the heritage assets**

The proposals would cause less than substantial harm to the heritage significance of St Johns Seminary. This arises through both direct and indirect impacts. The direct impact results from the conversion of the Seminary building and the loss of internal fabric and plan form which contributes to the understanding and appreciation of the architectural and historic interest of the building as a Seminary.

Indirect impacts upon the contribution made by the setting to the significance of the seminary and the ability to appreciate that significance derive from the harm caused as a result of the new ancillary buildings as these introduce new built form onto the site resulting in visual clutter where currently there is none. In addition, the new access causes harm as it disrupts the narrative that the two lodges play as 'gate-houses' to the Seminary grounds.

In accordance with Paragraph 205, great weight is afforded to the harm identified.

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, where appropriate, securing its optimum viable use.

The principle of the proposed conversion and re-use of this building for residential purposes has been accepted and is based on the marketing evidence submitted by the applicant. As such officers have concluded that the optimum viable use for the building is residential. Historic England share this view.

The public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 208 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). It is therefore necessary to consider the public benefits that the development may achieve balanced against the over-development of the site. These include:

- The preservation of the building's historical and cultural significance.
- Providing much needed housing to meet the deficit in Waverley's 5-year Housing Land Supply (HLS).
- The provision of a permissive path through the site that would provide greater connectivity and safe access between Wonersh village and surrounds to the public.
- Improvements to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.

Of the above, the preservation of the building's significance and the provision of housing to would attract substantial weight, the provision of the permissive path

attracts limited to moderate weight, given the nature of the path and the above referenced improvements also attract moderate weight. The economic benefits of creating jobs and employment are afforded moderate weight.

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to the significance of St Johns Seminary as a Grade II Listed Building.

As such, the proposal complies with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Section 16 of the NPPF 2023 and Section 66 Planning (Listed Buildings and Conservation Areas) Act, 1990.

### 13. Housing Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1<sup>st</sup> April 2023 on 4<sup>th</sup> October 2023. The Council calculates it currently has a 3.89 year supply of housing land. As the Council cannot currently demonstrate a 5-year supply, the Council accepts that the 'tilted balance' at paragraph 11(d) of the NPPF, 2023 is 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 application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts would significantly and demonstrably outweigh the benefits.

In regards to the above it is noted that the policies referred to above relate to, amongst others, land designated as Green Belt and designated heritage assets, which apply to this site.

From February 2023 the Council has been subject to the Standard Method for housing need which will potentially affect the Council's annual housing requirement.

Paragraph 11(c) of the NPPF, 2023 advises the approval of development proposals that accord with an up-to-date development plan without delay.

### 17. Landscape Impacts

Paragraph 180 of the NPPF 2023 states that development should contribute to and enhance the natural and local environment recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

The site is located within an Area of Great Landscape Value (AGLV) wherein Policy RE3 of the Local Plan (Part 1) states that development should serve to conserve or

enhance the distinctive character of the landscape in which it is located, commensurate with its designation as a local landscape designation.

The site is also identified as being within an Evaluation Area being considered for inclusion within the AONB as part of the Surrey Hills Boundary Review. At present the boundary of the Surrey Hills AONB lies approximately 80m to the east of the application site.

The proposal to provide residential dwellings within the envelope of the former seminary building has minimal impact apart from the parking necessary to facilitate this change of use. The extensions to the main dwelling are situated to the rear, where there is a significant rise in land levels. The proposal includes a notable amount of earth moving in order to remove part of the bank. The extension would then abut higher ground immediately to the north which continues to rise, the extensions would not exceed the height of the existing seminary buildings and are appropriate in siting, scale and height to ensure they are not prominent in the landscape.

The re-development of the farm buildings and extensions to the lodges are appropriately scaled and do not spread development into open undeveloped land. They are also sited on lower land and would not be visible from the AONB.

Given the proximity to the Surrey Hills AONB and the scale of development the AONB Advisor has been consulted. His views are similar to those of Officers, and he considers the proposals to be well considered. He raises the car parking as a regrettable consequence of the level of development but considers the proposed parking to be sensitively located within the site. He concludes that the proposal would not harm the setting of the AONB nor does he think that the granting of this permission would be likely to result in Natural England deleting the site here at the next stage of the Boundary Review, from the proposed extension to the Surrey Hills AONB

The proposed development would be in accordance with Policy RE3 of the Local Plan (Part 1) 2018 and Policy DM15(b) of the Local Plan (Part 2) 2023.

## 18. Housing Mix

The NPPF, 2023 states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN3 of the Local Plan (Part 1) 2018 sets out that proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence in the West Surrey Strategic Housing Market Assessment (SHMA), 2015.

The SHMA 2015 sets out the likely profile of household types in the housing market area; and the SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

<b>Unit Type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Market</b>	10%	30%	40%	20%
<b>Affordable</b>	40%	30%	25%	5%

The applicant's proposed housing mix would comprise:

<b>Unit Type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Market</b>	5	17	16	14
<b>Market %</b>	<b>9.6%</b>	<b>32.7%</b>	<b>30.7%</b>	<b>26.9%</b>
<b>Affordable</b>	0	0	0	0

The proposed mix is broadly in line with the SHMA although it is noted that here is an over provision of 4+ bed units. This is justified throughout the planning statement on the basis that the development is led by certain restraints posed from the Listed Building. As, such the units contained within the existing Seminary tend to be larger units in order to preserve heritage features and retain the hierarchy of internal spaces.

The application provides for a wide range of house-types ranging from 1, 2 and 3 bed houses arranged over a single storey within the farm building complex to 1, 2, 3 and 4 bed flats to 2, 3, 4 and 5 bed houses arranged over several storeys.

## 19. Affordable Housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria.

The affordable housing requirement, as set out in Policy AHN1 of the Local Plan (Part 1) 2018, is 30% affordable housing on qualifying sites, which on this site (two of the 52 dwellings with the proposed scheme are existing; the Lodge and the Lower Lodge) would equate to 15 dwellings.

Where a development can not deliver the level of affordable housing set out in policy is open to them to submit a viability assessment to demonstrate why a policy compliant scheme can not be delivered. The applicant has submitted a financial viability assessment (FVA) with the application, carried out by Redloft. This assessment concluded that, whilst not automatically designed out of the scheme, no affordable housing could viably be provided on this site. The appraisal summarised that the residual profit of £1,507,703 or 2.87% would be generated from the scheme against a benchmark profit of 20% the report concluded that it would not be viable to delvier any affordable housing within the project.

This viability submission was subject to independent verification and scrutiny by a separate independent consultant of the Council's choosing, at the applicant's expense. In this case, the viability submission was independently assessed by Adams Integra.

The initial review of the applicant's FVA concluded that 9 units could be provided on site. These being the 9 units that were identified by the applicants and located within the new 'farm buildings'. The report by Adams Integra disputed some of the figures within the FVA, namely the build costs and also identified that figures/costs allowing for refurbishment and site unknowns to be excessively high. Also disputed were the sales values of the proposed new dwellings and Adams Integra stated additionally that there was no justification or breakdown of professional fees.

Following discussions with officers a further report was submitted by the applicant and Redloft provided a supplementary report setting out that the assumptions and costs within the original FVA were justified. Additional information also submitted includes:

- A full breakdown of professional fees.
- Detailed build cost which it is argued is more precise than the BCIS average that Adams Integra have adopted. This is supported by construction tender returns attached at Appendix 1.
- Information relating to Sales Costs. It is stated that:
  - Strutt & parker have informed the applicant that they believe prices have reduced by approximately 10% since their initial appraisal due to market conditions.
  - The majority of the units are oversized.
  - The units at St John's have limited private outside space or no private outside space.
  - The examples given by Adams Integra are not comparable and sets out reasons for this view.

Adams Integra were consulted again following receipt of the above information. The final report from Adams Integra dated December 2023 concluded that, in light of the additional information the scheme would not be able to support either an on-site or an off-site affordable housing provision without further reducing the overall viability of the scheme.

The nature of the development raises some uncertainty with regard build costs and sales values. With this in mind an the applicant has agreed to a clause within the legal agreement to enable reassessment of the viability at a later stage in the project. This clause could ensure that, once the private market units have been sold, if the developer's profit turns out to be higher than that forecast in the Redloft financial viability submission, an off-site affordable housing contribution can be required, in line with the Affordable Housing SPD Update 2023 paras 98-99. An alterative would

be for a reassessment earlier in the project, the exact trigger for reassessment will be negotiated through the Section 106 drafting between planning officers and the applicant.

As such, subject to the signing of the S106 Agreement, the proposed development complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the NPPF 2023.

## 20. Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play-space provision, appropriate facilities for the storage of waste and private clothes drying facilities. Policy DM5 of the Local Plan (Part 2) 2023 says developments should meet, as a minimum, the DCLG's Technical Housing Standards – Nationally Described Space Standard (and/or subsequent revisions to this standard).

Paragraph 134 of the submitted planning statement sets out the internal space for all units on the site. The majority of the units within the Seminary proposal are oversized and it is noted that there is no minimal size for a 5-bedroom dwelling. Officers are content thought the internal space provided in the 5 bed units exceeds what would be considered adequate.

All other units meet or exceed the minimum space standards.

In addition, external space is provided for all units. In some circumstances this is met by a private external amenity area or garden where the dwelling has access to the ground floor. These are not large at a depth of 7-9m in most cases, but they are in addition to large areas of communal space that exceed the minimum set out in Policy DM5 (20sqm of communal space per dwelling). Other units have external space in the form of roof terraces or balconies which are suitably located and meet the required depth of 1.5m and width of 2m set out in Policy DM5.

In most cases the gardens provided to dwellings are private and defensible, where dwellings have both a front and rear garden. Whilst there is a close relationship between some dwellings it is not considered that, given the nature of the conversion, that this is a significant concern and the magnitude of overlooking is not worse than that seen amongst most terraced/ semi-detached dwellings or other examples of flatted developments.

It is noted that the smallest unit (Farm building 006 at 40sqm) on the site has the largest usable private garden at 180 sqm.

Policy AHN3 of Local Plan (Part 1) states that “*the Council will require the provision on new developments to meet building regulations M4 (2); accessible and adaptable dwellings to meet the needs of older people and those with disabilities*”.

In this regard, the scheme has been designed with consideration given to disabled access including existing buildings being adapted to provide level access where possible. Although new houses generally comprise stepped access, side entrances are proposed as level accesses.

The proposal includes the provision of bin stores to serve the dwellings. Whilst these are shown, it is considered that further detail in relation to their material and appearance would be required to be submitted by means of condition on any grant of permission. A swept path analysis plans have been submitted to demonstrate that refuse vehicles could be accommodated within the proposed site layout, and it is acceptable.

As such, the proposed development complies with Policies TD1 and AHN3 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023, in terms of standards of accommodation.

## 21. Living Conditions for future occupiers

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy DM5 of the Local Plan (Part 2) states that development should avoid harm to the amenity of future and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

All dwellings except 2 in the seminary building and the proposed extensions would have a separation distance between facing windows over 21m. The only example where this is not the case is the facing elevations of dwellings H4 and H6. In this case the external windows cannot be altered due to the heritage harm that would arise, the internal layout has been arranged so that the windows on the western elevation of dwelling H4 serve only circulation space/ corridors. These windows are not annotated as obscure glazed and it is Officer opinion that, whilst some fleeting views would be available, that as they do not serve habitable rooms, they should not be required to be obscure glazed.

The farm building complex has been designed to emulate a farmyard in plan and as such is formed around a central courtyard. Nonetheless a 21m separation distance between facing windows is provided and this accord with the guidance within the residential extensions SPD and therefore seen as a reasonable measure to be used for this proposal.

No concern is raised with regards to impact upon or from the lodge dwellings as they are well separated from other residential dwellings on the site and beyond.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policy DM5 of the Local Plan (Part 2).

## 22. Public and Amenity Space

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 encourages the active and continual use of public areas. 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 Local Plan (Part 1) 2018 states that proposals 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 Area for Play (LAP) and a Local Equipped Area of Play (LEAP) to be provided.

The proposed development includes one LAPs and one LEAP, both of which would incorporate timber play equipment and they would offer the community recreational opportunity. They are located close together, both in the north western part of the site and described as a woodland play area. They would be visible from dwellinghouses within the development and an element of natural surveillance will be provided by the proximity to the permissive path running through the development.

In addition to the recreational play spaces, a tennis court is proposed to the north of the site.

Provision has also been made for general amenity space for future occupiers within and around the edges of the site incorporating orienteering points and rest areas. The maintenance of the public open spaces and the play areas on the site would be covered in a Section 106 Agreement.

The submission of additional details pertaining to the playspaces will be secured via condition. This will ensure that equipment will be provided that will be accessible to all users. The provision of seating to enhance surveillance opportunities will also be required.

The proposed on-site provision of play space, comprising one LEAP and one LAP is considered to be acceptable. As such, subject to condition and a S106 Agreement,



the proposed development complies with Policy LRC1 of the Local Plan (Part 1) 2018, the NPPF, 2023 and the Fields in Trust standard.

### 23. Highways and Parking

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

The application has been submitted with a Transport Statement produced by Highway Planning Ltd, May 2023. The Transport Statement identifies that the accessibility of the site is very poor having no pedestrian routes that link with services in Wonersh or elsewhere and whilst there is a bus service that passes the site, there are no scheduled stops or bus stops for waiting.

The existing accesses are also recognised as dangerous.

The Transport Statement goes on to present a number of opportunities to enhance the safety of the site and improve connectivity. These include:

- The provision of formal bus stops at the site access road junction and opposite the existing eastern access. These stops will include sections of footway, bus shelters with timetable information and seating. The additional ridership from the development and the enhanced facilities will enable the bus operator to include the “St Johns” stops within the timetable.
- The provision of a permissive path through the site that will link footpaths FP308 & 320 to FP305 and then on to Barnett Lane. The permissive path will be constructed as a footway/cycleway. The section of FP305 between the site boundary and Barnett Lane will be improved and upgraded by Surrey County Council with funding from the development to ensure that a cycleway link between the site and Barnett Lane can be completed.
- The replacement of the existing dangerous accesses into the site with a single high quality access road junction will improve road safety.
- Funding via a S106 agreement to assist the highway authority, following consultation with the parish council and residents, to deliver a scheme of highway safety improvements.

The Transport Statement also illustrates that the internal road layout within the site is appropriate and can facilitate the accessing of the site by refuse trucks and larger vehicles. It is also demonstrated that an appropriate level of parking is provided

within the site in accordance with the requirements of the Councils Parking Standards.

The Highway Authority has reviewed the submitted information and is satisfied that the proposed package of transport mitigation measures does improve accessibility to the site by non-car modes of travel and that the proposed access and movement strategy for the development would enable safe and suitable access to the site for all users. The Highway Authority is satisfied that the assessment undertaken by the applicant is robust and the parameters on which the transport statement is based are acceptable. The applicant has agreed to provide an extensive package of mitigation measures that directly mitigates the impact of traffic generated by their development.

The Highway Authority is satisfied, subject to a S106 contribution of £235,000 to be paid to the County prior to first occupation towards the following:

- Improvements to the surface and width of Public Footpath No. 305 between Barnett Lane and the application site.
- Improvements to the surface of Public Footpath No. 320 between Norley Lane and The Water Mill.
- Wonersh village highway safety improvements and speed reduction measures that the proposed development will not have a severe residual cumulative impact on the local road network.

The County has confirmed the required S106 contribution addresses both the need to mitigate the impact of the proposed development on the highway network and to ensure opportunities are taken up to maximise the opportunities to access the site and the surrounding area by non-car modes of travel.

The CHA considers the package of financial contributions meets the relevant tests for financial contributions as follows:

- (i) necessary to make the proposed development acceptable in planning terms - The proposed development will increase the travel demand on the local highway network. The required contributions seek to mitigate this impact and secure improvements to safety on the local highway network and to maximise opportunities to promote active travel and sustainable forms of transport.
- (ii) directly related to the proposed development - The contribution is required to provide improvements within the vicinity of the application site and on areas of the highway network that would be regularly used by occupants of the proposed development when accessing local facilities in the area.
- (iii) fairly and reasonably related in scale and kind to the proposed development - The scale of contribution is considered fair and reasonable given the scale and nature of the development

Notwithstanding the County's view that the contribution meets the CIL Regulation test as set out above officer consider that there needs to be clearly identified projects to deliver that will address Wonersh village highway safety issues and speed reduction

measures resulting from this development and these will need to be agreed between the three Council's a detailed in the Section 106 Agreement to meet the tests and secure deliver.

As such, the proposed development would be in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2), the Council's Parking Guidelines (2013) and the NPPF, 2023.

#### 24. Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 state that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.. Policy DM11 of the Local Plan (Part 2) supports the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

The application is submitted with a suite of Tree Surveys, Arboricultural Impact Assessments and Landscape Plans.

There are no trees on site protected by TPO's. The site is not within a conservation Area. The ancient woodland areas are located a significant distance from the proposed development site, well beyond the 15m buffer so will be unaffected by any construction activities within the site.

A total of ten trees categorised as B, 29 trees, four groups, seven partial groups, two hedgerows and one partial hedgerow categorised as C and eight trees categorised as U require removal to facilitate the proposals. The landscape masterplan includes extensive tree planting amongst other soft landscaping to provide replacements for trees to be removed and maintain the verdant character of the site.

The new access would result in the loss of some trees along the southern boundary and the regrading of the bank to provide adequate visibility splays. Whilst the removal of trees is regrettable, the balance of providing a safe access versus the loss of approximately 8 trees, one which has been identified by the Tree Officer as in decline and , is considered to weigh in favour of the new access.

Within the main site trees and hedging are proposed for removal to facilitate the development. Of significance is the partial removal of H24 and full removal of H169, replacement planting will be secure with the replacement of equal or greater lengths of native hedgerow in the completed development through condition.

The Council's Tree Officer has advised that a condition be applied to any permission to secure the specification of the retaining wall to be constructed at the rear of the proposed extensions. This is to ensure that the wall will withstand the potential issues that may arise from the trees on the higher ground to the north and are not subsequently felled in the event of avoidable damage to the structure.

At present a willow tree is located at the front of the Seminary building. The tree is a natural feature that is visually appealing but it obscures views of the dramatic façade of the Seminary building. Whilst it is evident that a tree has been in place here historically but that the Willow is not the original tree. The proposal includes the removal of the willow to be replaced with a water feature. This has the benefit of enhancing the visibility of the principle elevation and therefore is supported. Overall, Officers are satisfied that the landscaping scheme proposes promotes an acceptable level of replacement trees within the site and the overall landscape masterplan would retain the verdant character of the site and provide an attractive setting for the development.

As such, the proposed development complies with Policy NE2 of the Local Plan (Part 1), Policy DM11 of the Local Plan (Part 2) and the NPPF, 2023.

## 25. Flooding and Drainage

Paragraph 169 of the NPPF, 2023 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate..

The application was submitted with a Flood Risk Assessment produced by CEP (June 2023, revision 1.2, document reference: 23736) and a Surface Water Drainage Summary Pro-forma (plus appendices) also produced by CEP, June 2023 which indicates, from site-specific infiltration testing in accordance with BRE Design 365, the site to be on silty, sandy, clayey soil with unsuitable permeability to accommodate an infiltration drainage system. The proposal is therefore to discharge surface water to the watercourse on the southeast boundary of the site at a restricted rate mimicking greenfield runoff for the new development and part of the existing building, thereby providing betterment on the existing situation. Foul drainage will reuse the existing onsite connections to the public sewer located on the southeast corner of the site.

The Lead Local Flood Authority (LLFA) initially raised an objection as they weren't satisfied that a surface water discharge rate of 2litres/sec was a practicable minimum discharge rate, nor were they satisfied that they development offered the opportunity to utilise a range of sustainable surface water management techniques.

Following a detailed response by CEP, dated 15<sup>th</sup> December 2023, setting out specific matters raised within the initial LLFA response, including that a drainage strategy has been provided that demonstrates it is feasible on this site to deliver a suitable sustainable drainage system and that multifunctional benefits appropriate for this Grade II listed building can be provided at the detail design stage, The Lead Local Flood Authority removed their objection subject to appropriately worded

conditions being attached to any planning permission to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

As such, subject to conditions, the proposed development complies with Policy CC4 of the Local Plan (Part 1) 2018 and the NPPF, 2023.

## 27. Water Contamination

The setting and history of the area of the development site presents a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer and located in an area of reported shallow groundwater.

The application documents demonstrate that it will be possible to manage the risks posed to controlled waters by this development. However, the Environment Agency have requested that further detailed information be provided before built development is undertaken. In this regard, six conditions have been provided and subject to the inclusion of these conditions, no objection is raised. Without the conditions the Environment would not support the scheme because it could not be guaranteed that the development will not cause unacceptable risk to the environment and be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Subject to conditions, the application would not cause a deterioration to the environment by virtue of potential pollution of or water and would comply with Policy DM1(b) of the Local Plan (Part 2).

## 28. Ground Contamination

Policy DM1 of the Local Plan (Part 2) 2023 states that in areas where contamination is known or likely to be found, be subject to 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.

Key potentially contaminative former land uses in the vicinity of the proposed development are noted:

- Former situation of a Gasometer (country house gasworks) at Upper Lodge, immediately west of the main seminary grounds.
- Burial ground immediately north of the seminary, noted present on historical maps from at least 1891 through to present.
- Former leather/tanning works at Upper Lostiford House, approximately 150m south east of the seminary grounds.

The Upper Lodge site was flagged by WBC Environmental Health department in 2018 as a high priority for assessment under Part IIA of the Environmental Protection Act 1990 and was eventually assessed and remediated via the planning process with completion in 2021. This is now considered very unlikely to pose as an off-site contamination risk to the proposed development.

This burial ground is considered unlikely to pose a significant risk to the proposed development given its age, extent and apparent lack of expansion. It is noted that no development is proposed to overlap or occupy lands immediately adjacent to the burial ground and a number of archaeological protection measures are to be put in place as per the Construction Environmental Management Plan (CEMP).

The former leather/tanning works are judged to have been last present in the 1800s and are not considered to pose a significant risk to the proposed development.

In areas in the east of the proposed development, an old farm building complex and a row of garages, with associated hardstanding, are to be partially demolished and redeveloped into private housing with private and communal soft landscaping / gardens. This area may present the most prominent risk from potential contamination.

The proposed development introduces both private and communal residential land-uses to the site. The former will come with private gardens and represents introduction of the most sensitive proposed land use. The latter will be associated with communal amenity soft landscaping and will be considered slightly less sensitive end usage.

The Construction Environmental Management Plan (CEMP) submitted with the planning application erroneously states that a geotechnical investigation will be undertaken prior to construction. Consultation with the applicant's Planning Consultants (Future Planning and Development) confirmed none such investigation has been pre-arranged.

Conditions are recommended due to the potentially contaminative activities reported in the area and the introduction of residential use to the site. Investigation and assessment should focus on the new areas of private and communal soft landscaping (gardens / amenity) as these will form the most sensitive new areas of land usage with respect to human health risks.

As such, subject to a condition to guard against risk from unforeseen land contamination, the proposed development complies with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

## 29. Construction Waste

Policy 4 of the Surrey Waste Local Plan 2020 (SWLP) seeks to ensure that planning permission for any development is granted only where CD&E waste is limited to the minimum quantity necessary; opportunities for re-use and for the recycling of CD&E waste on site are maximised; on-site facilities to manage waste arising during the operation of the Page 2 of 2 development are of an appropriate type and scale; and integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

The development has appropriately considered the storage of waste on site and the collection of waste post development.

During the construction phase, it is considered that there is the potential that the development could generate a significant amount of construction, demolition, and excavation waste (CD&E waste) and local authority collected waste (LACW).

The submitted Design and Access Statement (dated 21st September 2023) makes reference to a refuse and recycling strategy on page 30, detailing provisions made for LACW. The Construction Management Plan (dated July 2023) provides details of the demolition and construction phase of the development. However, it would appear that in both the Design and Access Statement and Construction Environmental Management Plan, no relevant information has been provided with regard to the management of CD&E waste generated during the proposal and efforts made to re-use and recycle CD&E waste on site. As such, it is considered pertinent to secure the management of waste via a planning condition.

Subject to condition, the proposed development would comply with Policy DM1 of the Local Plan (Part 2) 2023, Policy 4 of the Surrey Waste Local Plan 2020 and the National Planning Policy Framework, 2023.

### 30. Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, 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 Council have consulted with Surrey Wildlife Trust on this application.

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it

retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated. Policy DM1 of the Local Plan (Part 2) sets out that development should avoid negative impacts upon biodiversity.

The application was submitted with a suite of ecological surveys including a Preliminary Ecological Appraisal, Phlorum Ltd., 31st October 2023 which informed of the need for further surveys to ascertain the presence or likely absence of bats, great crested newts and badgers. These surveys were undertaken and provided to the Local Planning Authority at the time of submission.

Surrey Wildlife Trust were consulted on the details submitted and, in their response dated 17<sup>th</sup> November, required additional information pertaining to on site habitats of principle importance (HPIs), assessment of the impact upon invertebrates and reptiles and clarification on Biodiversity Net Gain (BNG).

The abovementioned information was provided and Surrey Wildlife Trust, being satisfied with the additional information, revised their comments accordingly, stating that they were satisfied that the applicant had provided sufficient evidence to rule out the presence of wood-pasture and parkland HPI and traditional orchard HPI at the site. Two sections of hedgerow have been identified as important and details of their replacement/ mitigation for the loss shall be included in a Landscape and Ecological Management Plan (LEMP) and landscape condition to be secured via a planning condition.

Surrey Wildlife Trust have set out a number of recommended conditions to attach to any planning permission. These relate to securing a 15m buffer zone to Ancient Woodland, securing details of the management of invasive plant species and mitigation and enhancement strategies as well as precautionary approaches to construction works.

Subject to appropriately worded conditions, it is considered that the proposed development complies with Policy NE1 of the Local Plan: Part 1, Policy DM1 of Local Plan (Part 2) and the NPPF, in terms of habitat protection and ecological enhancement.

### 31. Archaeology

Policy HA1 of the Local Plan (Part 1) 2018 states that the Council will ensure that the significance of heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by, inter alia, facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance.



Policy DM25 of the Local Plan (Part 2) 2023 requires that appropriate desk-based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The application is accompanied by a desk based archaeological assessment prepared by Chris Butler Archaeological Services Ltd, July 2023. The County Archaeologist has confirmed that the desk based archaeological assessment has consulted all currently available sources, including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that the site itself does not contain any known heritage assets and has a seemingly low archaeological potential. However, the report also states that no previous archaeological investigations have been carried out in the vicinity and so the potential for this area would best be described as uncertain.

The County Archaeologist has recommended that a programme of investigation in the form of a trial trench evaluation should be carried out. The results of the evaluation will enable suitable mitigation measures to be developed for the site based upon the findings.

Subject to a suitably worded condition, the proposed development would not result in harm to archaeological assets and would accord with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM25 of the Local Plan (Part 2) and the NPPF, 2023.

## 32. Climate Change & Sustainability

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

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

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

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

The Energy Strategy produced by Thornley & Lumb Partnership Ltd details aspects of sustainable building design relating to energy and carbon emissions of the proposed development.

The complex nature of the development, with refurbishment and conversion of historic buildings linked to new build residential, presents a number of challenges with respect to carbon emissions and the application of the energy hierarchy.

The development at St John's Seminary achieves the renewable energy target identified in the Surrey Structure Plan 2004 for 10% of the energy requirement to be provided by renewable sources. In addition to this the developer has identified further defined targets that exceed Surrey and Part L minimum standards to maximise energy efficiency and minimise carbon emissions, thus contributing to a highly sustainable development. In summary the additional targets are to provide new build dwellings with an EPC A rating and as many converted dwellings as possible with an EPC B rating.

Key features of the development are:

- Improved fabric energy efficiency for the existing buildings.
- Excellent fabric energy efficiency for all new build elements.
- Minimised on site fossil fuels, limited to top up heat for the main seminary.
- Maximised heat pump technology by way of residential heat pumps to remote buildings and heat pump derived heat network to the main seminary (with some gas fired top up).
- Re-use of some existing building services to minimise embodied carbon emissions.
- Use of heat recovery ventilation for background and boost ventilation.
- Use of natural ventilation for summertime overheating mitigation.
- Provision of photovoltaic cells to new build roof areas, providing renewable energy power contribution for all dwellings.

The seminary building utilises a water based bivalent heat network to enable highly efficient heat pumps to be utilised whilst delivering higher temperature hot water to deal with the comparatively higher heat loss requirements of a converted dwelling. New and refurbished remote dwellings such as lodges and farm buildings are provided with highly efficient residential air source heat pumps.

Energy Strategy confirms that the existing aspects of the development will achieve a DER vs DER reduction of 85% and the new build aspect of the development will achieve a 94% reduction below the Part L 2021 baseline.

As such, subject to conditions, the proposal complies with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

### 33. CONCLUSION

Moderate less than substantial harm to the significance of the Grade II Listed St Johns Seminary has been identified. It has been concluded that this harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme.

The majority of development falls within those exceptions of paragraphs 154 and 155 of the NPPF whereby they are considered to appropriate Green Belt development. The exception being the new ancillary buildings on site for which very special circumstances are considered to exist to outweigh the harm identified.

Waverley Borough Council cannot demonstrate a 5 year housing land supply at present. This has the effect of engaging the 'tilted balance' described in paragraph 11 of the NPPF and indicating that planning permission should be granted unless the harms of the development significantly and demonstrably outweigh the benefits.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include the provision of 52 dwellings, the preservation of the building's historical and cultural significance, the provision of a permissive path through the site that would provide greater connectivity and safe access between Wonersh village and surrounds to the public and improvements to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village. In addition, granting permission would create construction jobs and future employment opportunities.

Whilst harm has been identified to the Heritage Asset, there are public benefits that outweigh the harm. Additionally, very special circumstances are considered to exist to outweigh the harm identified by virtue of inappropriate Green Belt development and the additional loss of openness. As such, there is no clear reason for refusing the development in line with footnote 7 of the NPPF.

Overall, the adverse effects of the proposal would not significantly and demonstrably outweigh the benefits.

### **Recommendation**

That, delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into a Section 106 Agreement to secure

- Contribution to highway improvements
- a permissive path running through the application site
- the provision and management of open space and play areas comprising a Locally Equipped Area of Play (a LEAP) and a Local Areas of Play (LAP) within the site;
- the management and maintenance of a surface water drainage scheme;
- re-evaluation of viability
- the future management and maintenance of the Listed Building

and subject to the conditions listed below, delegated authority be given to the Executive Head of Planning Development to add or amend planning conditions.

1. Condition:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act

2. Condition:

Unless otherwise agreed in writing by the local planning authority the permission hereby permitted shall be carried out in accordance with the following plans : EX\_760\_01, EX\_760\_02, EX\_760\_03, EX\_760\_04, EX\_760\_05, EX\_760\_06, EX\_760\_07, EX\_760\_08, EX\_760\_09, EX\_760\_10, EX\_760\_11 Rev A, EX\_760\_13, EX\_760\_31, EX\_760\_32, EX\_760\_33, EX\_760\_34, EX\_760\_41 AND EX\_760\_46.

760:131 RevD, 132 RevS, 133, 141 RevJ, 142 RevK, 143 RevK, 144 RevJ, 145 RevJ, 146 RevJ, 147 RevJ, 148 RevK, 149 RevK, 150, 151, 152 RevA, 153 RevA, 154 RevA, 161 RevT, 162 RevT, 163 RevT, 164 RevT, 165 RevA, 166 RevA, 170 RevA, 171 RevM, 176 RevM, 181 RevE, 182 RevE, 183 RevE, 184 RevE, 500 RevB, 501 RevB, 502 RevB, 503 RevB, 504 RevB, 505 RevA, 506 RevB, 507, 510 RevA, 511 RevA, 512 RevA

Drawings at scale 1:50: 160B, 161B, 162B, 163B, 164B, 165B, 166B, 167B, 168B, 169B, 170B, 171B, 172B, 173B, 174B, 175B, 176B, 178B, 179B, 180B, 183B, 184B 185B and 186B.

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

Reason:

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

3. Condition:

No development shall take place until details and samples of the materials to be used in the external elevations for of all extensions hereby approved and alterations to the Seminary building have been submitted to and been approved in writing by the Local Planning Authority. Material samples should be submitted (not just photographs), with a clear plan showing the location of each material. Details must also include a specification of the brickwork including material colour, texture, face bond and jointing/pointing profile. The development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 and HA1 of the Local Plan 2018 (Part 1) and Policy DM4 and DM20 of the Local Plan 2023 (Part 2).

4. Condition:

The dwellings hereby permitted shall not be occupied until details of the boundary treatments have been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area and to safeguard the amenities of the neighbouring properties in accordance with Policy TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4, DM5 and DM20 of the Local Plan (Part 2) 2023.

5. Condition:

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: • All previous uses • Potential contaminants associated with those uses. • A conceptual model of the site indicating sources, pathways and receptors. • Any potentially unacceptable risks arising from contamination at the site and from any nearby sources. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

6. Condition:

Prior to any part of the permitted development/each phase of development being occupied/brought into use, a verification report demonstrating the

completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason:

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

7. Condition:

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

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

8. Condition:

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. . In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

9. Condition:

Piling/investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. . In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

10. Condition:

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason:

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies. In accordance with Policy DM1 of the Local Plan (Part 2), paragraph 170 of the National Planning Policy Framework and Position Statement N of the 'The Environment Agency's approach to groundwater protection'.

11. Condition:

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

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

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

i. All works to be undertaken.

ii. Proposed remediation objectives and remediation criteria.

iii. Timetable of works.

iv. Site management procedures.

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

Reason:

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

12. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with Condition 10 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

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

13. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 10, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a. An investigation and risk assessment, undertaken in the manner set out in Condition 10 of this permission.
- b. Where required, a remediation scheme in accordance with the requirements as set out in Condition 10.
- c. Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 11.

Reason:

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



14. Condition:

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

- a) 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, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2l/s including multifunctional sustainable drainage systems.
- 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 the Drainage System is designed to the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site., in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy NE3 of the Chiddingfold Neighbourhood Plan (2013-2032) and with Paragraph 169 of the National Planning Policy Framework, 2023.

15. 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 the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023 and with Paragraph 169 of the National Planning Policy Framework, 2023.

16. Condition:

Prior to the commencement of development a Waste Management Plan shall be submitted to and approved by the local planning authority. The plan must demonstrate that CD&E waste arising from the development is limited to the minimum quantity necessary, and opportunities for re-use and recycling of CD&E waste and residues are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020. The development shall be carried out in accordance with the approved details.

Reason:

To minimise the amount and secure the management of waste during the construction phase and operational phase of the development. In accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy 4 of the Surrey Waste Local Plan 2020 and the National Planning Policy Framework, 2023.

17. Condition:

No development shall commence apart from enabling works unless and until the proposed vehicular access onto the B2128 Cranleigh Road has been constructed with 2.4m x 65m visibility splays and a means within the private land of preventing private surface water from entering the public highway, in general accordance with Drawing No. 22.50-001 Rev B, and thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

Reason:

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

18. Condition:

Prior to first occupation of the development to construct the following off-site highway works, in general accordance with Drawing No. 22.50-001 Rev B:

- New footway and bus stop on the north side of Cranleigh Road. The bus stop shall include a new bus shelter with seating, pole/flag/timetable case, and Real Time Passenger Information.
- New footway and bus stop on the south side of Cranleigh Road. The bus stop shall include a new bus shelter with seating, pole/flag/timetable case, and Real Time Passenger Information.
- New pedestrian crossing on Cranleigh Road with a 1.5m footway and retaining wall on the north side of Cranleigh Road (adjacent to existing eastern access).

Reason:

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

19. Condition:

Prior to first occupation of any of the dwellings hereby permitted in the Seminary or Farm buildings the existing western and eastern accesses from the site onto the B2128 Cranleigh Road shall be permanently closed to vehicular traffic in accordance with the approved plans.

Reason:

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

20. Condition:

No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling, in accordance with the approved plans.

Reason:

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

21. Condition:

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

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development commences and shall be retained throughout the construction of the development.

Reason:

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

22. Condition:

Prior to commencement of the development a scheme detailing the type of secure cycle parking for:

- houses (to include dedicated independently accessible cycle stores for houses without garages and a standard three-point plug socket for charging e-bikes).
- flats (communal cycle storage for flats should be provided with enough standard three-point plug sockets to enable 20% of spaces to be used for the charging of e-bikes).
- visitor cycle parking.

shall be submitted to and approved in writing by the Local Planning Authority. The approved secure cycle parking shall be provided prior to the first occupation of each dwelling.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

23. Condition:

The development hereby approved shall not be first occupied unless and until a scheme detailing the surfacing material and drainage provision for the footway/cycleway within the site (permissive path) have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved scheme.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

24. Condition:

Prior to the first occupation of the development a Sustainable Travel Information Pack shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers. The approved Sustainable Travel Information Pack shall be issued to the first-time occupier of each dwelling, prior to first occupation.

The pack should include:

- Details of local public transport services and location of rail stations and local bus stops.
- Details of local car club and lift sharing schemes.
- Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities.
- Information to promote the take-up of sustainable travel.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

25. Condition:

Prior to the commencement of development a scheme for the detailed design of all play areas including all level changes, hard and soft landscaping elements, detailed specifications of play equipment, furniture signage and any boundary features to be provided

Reason:

In order to provide adequate play-space for children, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

26. Condition:

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

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.
- g) A precautionary method of working (reptiles)

The approved CEMP shall be adhered to and implemented throughout the construction phase unless otherwise agreed by the local planning authority.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

27. Condition:

28. No development shall take place until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development. The LEMP should be based on the proposed impact avoidance, mitigation, and enhancement measures specified in the submitted Preliminary Ecological Appraisal and protected species survey reports and should include, but not be limited to the following:

- a. Description and evaluation of features to be managed
- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Stag beetle habitat enhancement strategy
- e. Hedgerow mitigation and compensation strategy
- f. Appropriate management options for achieving aims and objectives
- g. Prescriptions for management actions, together with a plan of management compartments
- h. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period)
- i. Details of the body or organisation responsible for implementation of the plan
- j. Ongoing monitoring and remedial measures
- k. Monitoring strategy, including details of 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.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

28. Condition:

Immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the Local Planning Authority to prevent harm to this species.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

29. Condition:

No development associated with the development shall commence until a sensitive lighting management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

30. Condition:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and been approved by the Local Planning Authority.

Reason:

To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2023.

31. Condition:

The development shall proceed in line with the Arboricultural Impact Assessment and Tree Protection Plan produced by PJC. Document ref: PJC/6149/23-02 Rev 01 dated 23/01/2024.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

32. Condition:

The Local Authority shall be notified at least 2 weeks before any

demolition/construction activities and associated vehicular movement commences within the site to ensure ground and fence protection is in place and in accordance with the approved arboriculture method statement and tree protection plan.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

33. Condition:

No development shall commence until details of all services including pipes and cables, including their location in proximity to RPA's are submitted to and approved by the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

34. Condition:

No development shall commence until detailed drawings and specification of the retaining wall to the north of the seminary building has been submitted to and approved in writing by the Local Planning Authority. The design shall account for potential soil movement resulting from existing and proposed trees located to the north as well as the growth of the trees.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

35. 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).

### **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](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.uk)
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web

site.- - Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.- u0000

4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail - waverley.snn@waverley.gov.uk - For further information please see the Guide to Street and Property Naming on Waverley's website.- -
5. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
6. 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 permit and, potentially, 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 permit and an application will need to be submitted to the County Council's Street Works 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/road-permits-and-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-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).
7. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:  
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
8. The construction of the new vehicular site access and associated visibility splays will require a retaining wall to be constructed adjacent to the public highway. The applicant is advised that as part of the S278 detailed design, the technical details for the retaining wall must be approved by Surrey County Council Structures Team.

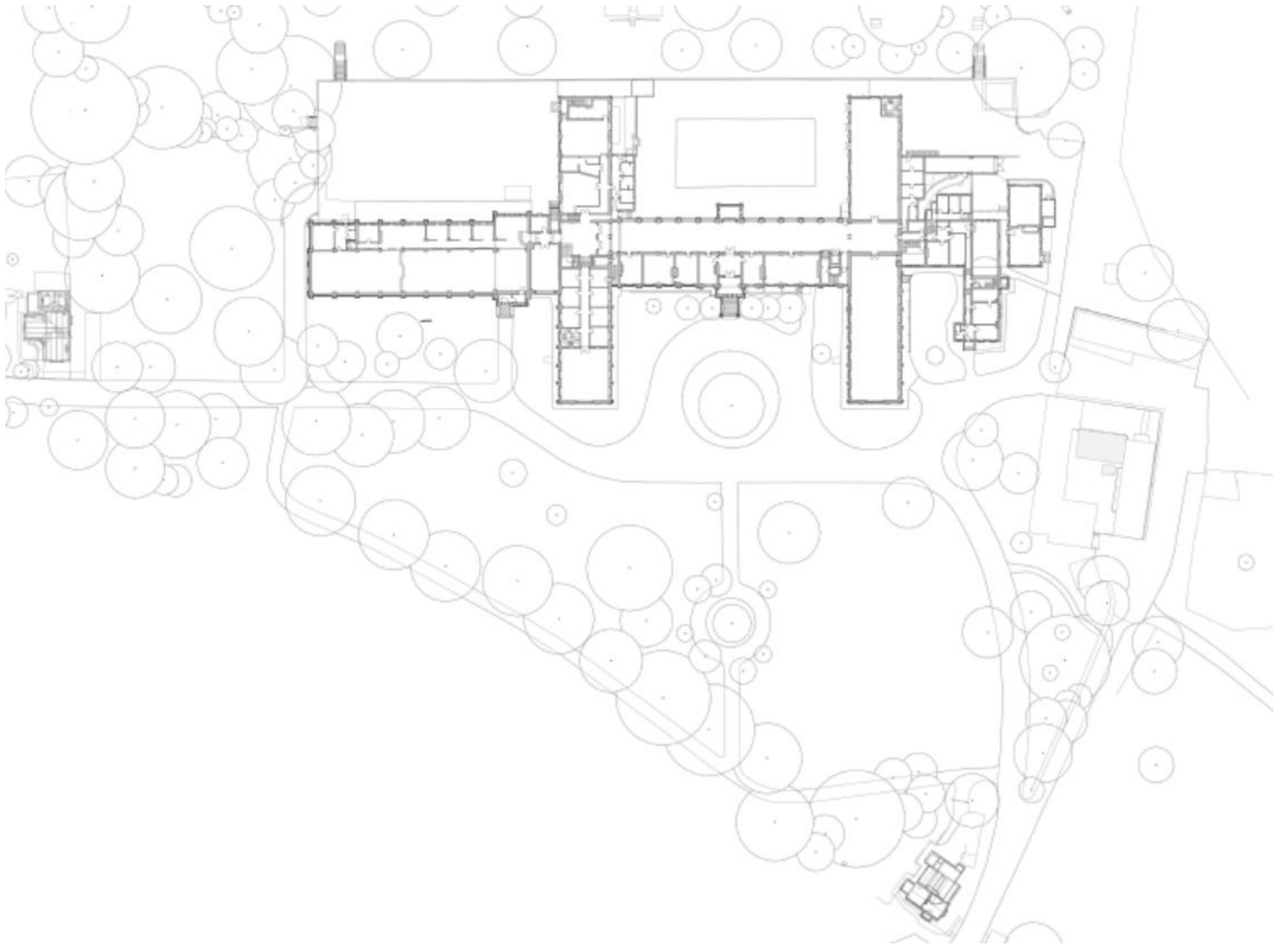


# Drawings

## Existing Location Plan



# Existing Site Plan



Existing Elevations – St Johns Seminary



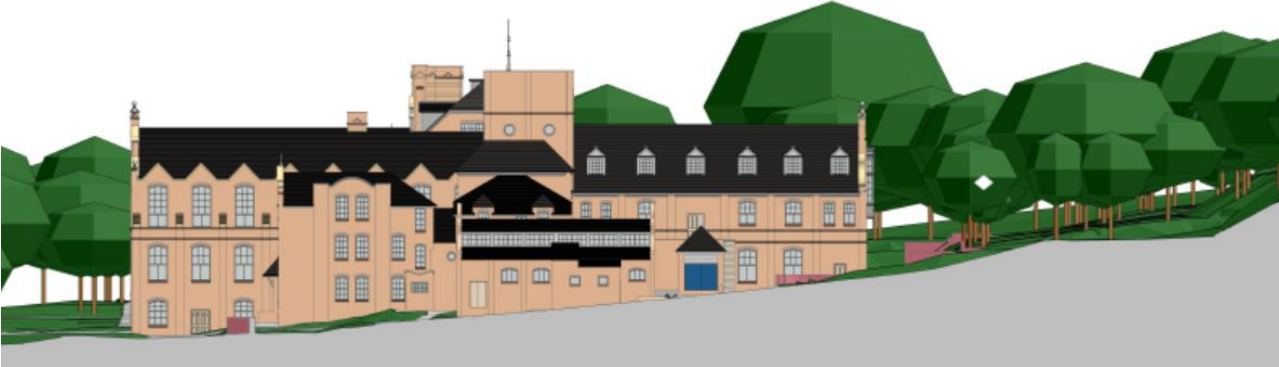
South



West



North

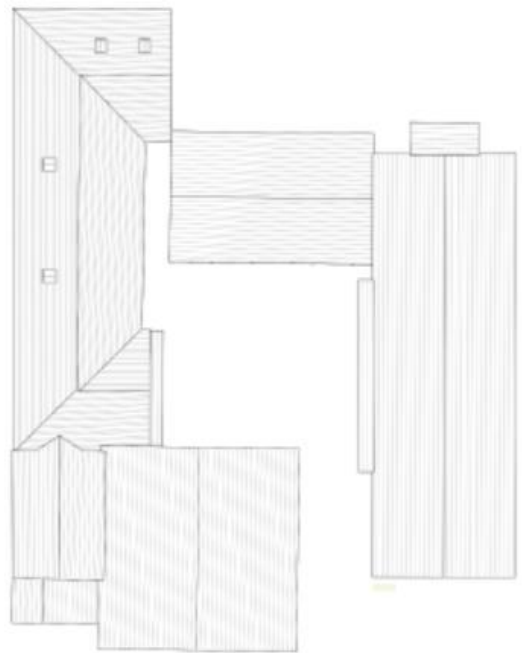


East

# Existing Farm Buildings and Garages



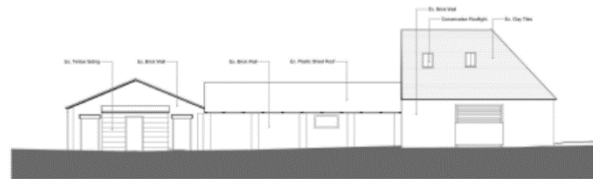
Existing Ground Floor Plan



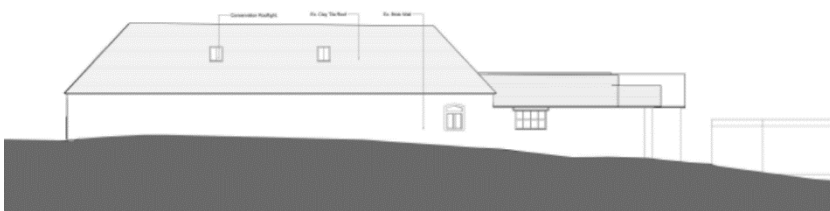
Existing Roof Plan



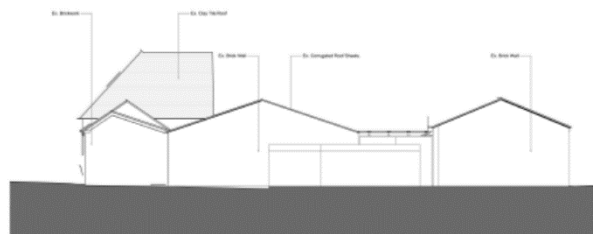
Existing East Elevation



Existing North Elevation



Existing West Elevation



Existing South Elevation





# Proposed Plans

## Site Plan



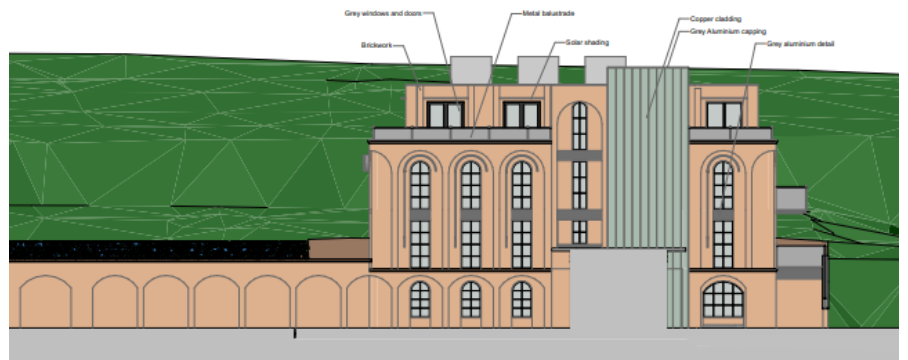
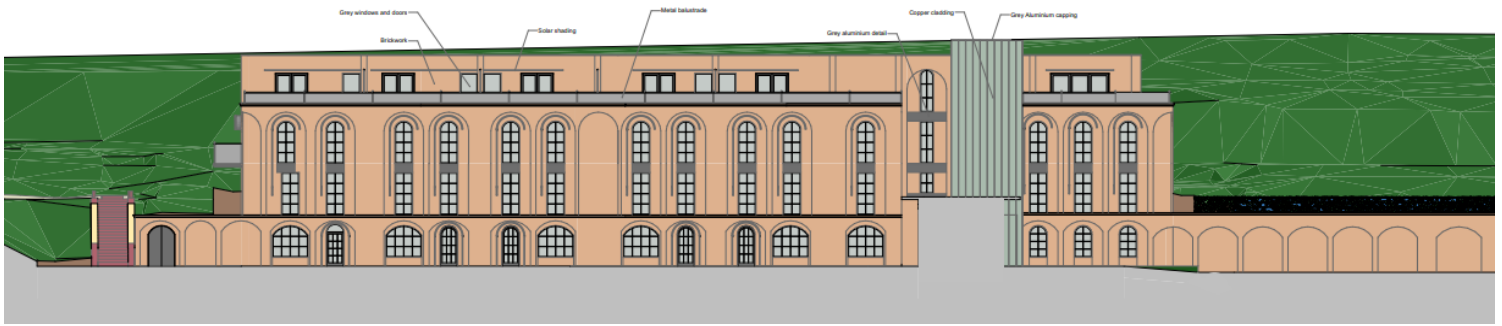
# Elevations



## Southern elevation of the main building (split)



## Eastern elevation showing new build extension (to the right)



Southern elevation of the extensions to the rear of the main Seminary building (split drawings)

# Farm Buildings





Proposed North Elevation

**Notes**  
 Do not scale off this drawing except for planning purposes  
 Check all dimensions on site before any work commences  
 All goods, materials and workmanship must comply to current building regulations, British standards or codes of practice  
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 1:50  
 June 1 2018



Proposed West Elevation



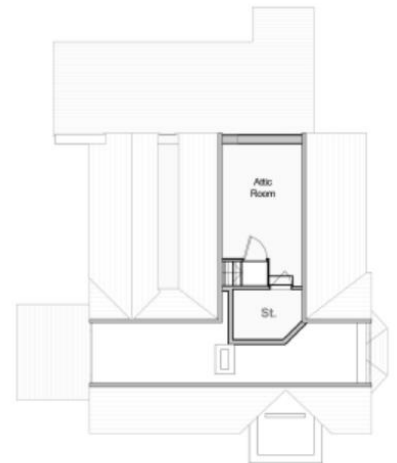
Proposed East Elevation



Not a contract  
 PLANNING  
 ecotecture  
 ECOLOGICAL ARCHITECTURE  
 01444 410745 info@ecotecture.co.uk  
 www.ecotecture.co.uk  
 21 Sussex Road, Haywards Heath  
 West Sussex PO19 4EG  
 Client: St John's Developments Ltd  
 Address: St John's Cemetery  
 Guildford  
 GU1 0GB

# Lodges

## Lower Lodge



Existing Ground Floor

Existing First Floor



Existing East Elevation



Existing South Elevation

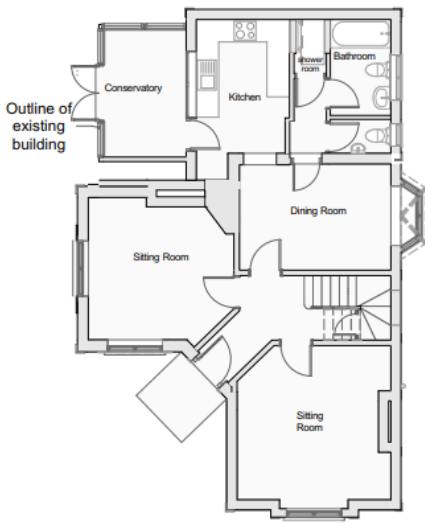


Proposed East Elevation

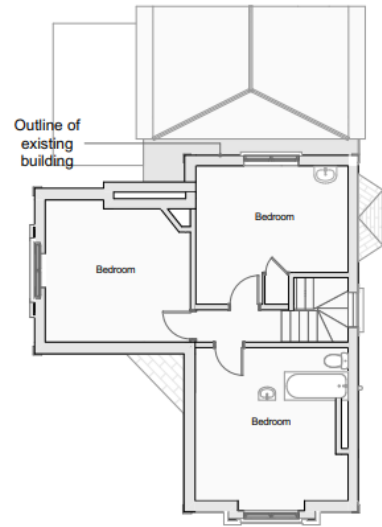


Proposed South Elevation

# Lodge



Ground Floor Plan



First Floor Plan



Existing East Elevations



Existing South Elevations

