

Agenda Item 7.1

WA/2022/02194 – Hybrid application including Full planning application for the erection of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.at LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU

Applicant: Ptarmigan Land, Bewley Homes & FA Secretts Ltd

Parish: Witley

Ward: Milford

Grid Reference: E: 494853
N: 142359

Case Officer: Simon

Neighbour Notification Expiry Date: 25/09/2022

Expiry Date/Extended Expiry Date: 24/03/2023

Committee Meeting Date: Planning Committee 28/06/2023

RECOMMENDATION A

Delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to conditions (including minor amendments to recommended conditions) and the completion of a legal agreement, securing affordable housing, healthcare hub, off site pedestrian cycle way, sustainable transport provisions, open space, SUDS and playspace maintenance.

1. Summary

The application was considered at the Planning Committee meeting of the 26th August 2023 where members resolved to delegated authority to the Executive Head of Planning Development to granted planning permission subject conditions and the completion of a Section 106 Agreement within 6 months of the date of the decision and subject to Guildford Borough Council resolving to grant planning permission for the playing fields. The second resolution was to refuse planning permission if the Section 106 Agreement is not completed within 6 months of the date of the resolution.

The only matter for consideration at this meeting is whether the agreed that delegated authority should be granted to the Executive Head of Planning Development to enable the Section 106 to be finalised. Drafting of the Legal Agreement was at an advanced stage at the time of writing this report.

Historic Report

The application has been advertised as a Departure Application from the Adopted Local Plan. The reason that the application has been advertised as a Departure application is because the number of dwellings proposed exceeds the 177 dwellings identified in the Policy and part of the Policy requirements are proposed on land outside the Policy allocation boundary, this land is within the administrative boundary of Guildford Borough Council. It is considered that the proposed development can be supported as the departure from Policy is outweighed by material considerations as outlined below, subject to planning permission being granted for the Playing Pitch provision subject to an application to Guildford Borough Council.

The Local Plan Part 2 (LPP2) allocates this site for housing, therefore the adoption of LPP2 Policy DS14 indicates that the principle of a residential led development is acceptable.

The proposal would depart from Policy as more than 177 dwellings are proposed, contrary to Policy DS14 and as the playing pitches are proposed on adjoining land outside the allocation. As the overall area of the development has been increased the increase in the number of dwellings set out in Policy can be achieved in a way that would be appropriate given the character of the surrounding area. It would also depart from Policy as the sporting facility required by allocation DS14 would not be provided within the allocated site area. However, it is proposed that playing pitches would be provided immediately adjoining the site in Guildford Borough Council area. Subject to that proposal being granted planning permission, the pitches would be secured immediately adjacent to the site represents a material consideration which indicates that the departure from Policy is acceptable in this instance.

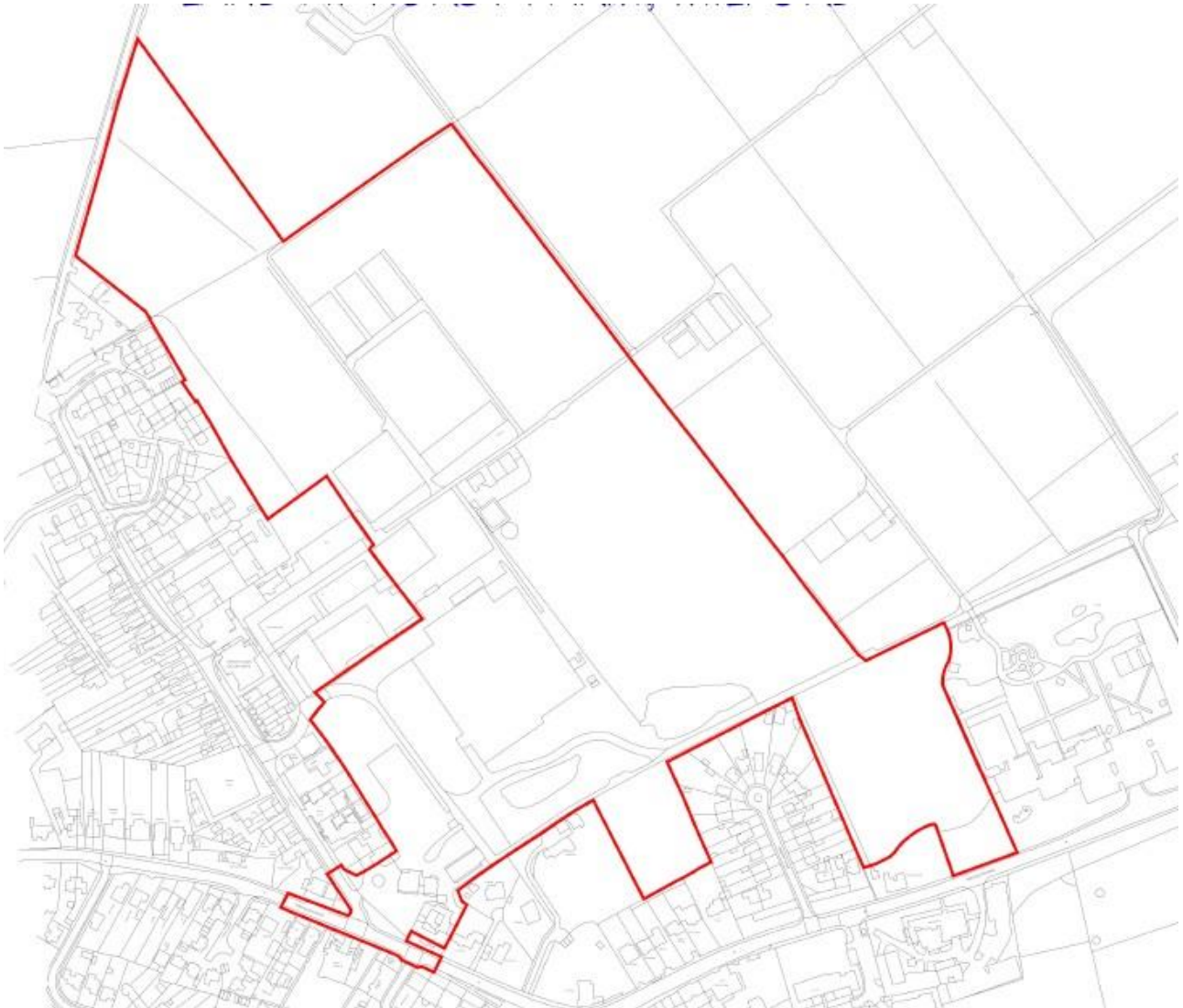
Whilst there will be some loss of landscape value in developing the site this was

considered at site allocation stage the proposed development would not result in significant harm. Moderate and less than substantial harm to the significance of the Grade II Listed Turnpike Cottage through development within its setting has been identified. It has been concluded that this heritage harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme. Appropriate mitigation is available for the potential recreational impact on the integrity of the Wealden Heaths SPA. A bat roost would be lost from an existing building to be demolished but appropriate mitigation would be provided in the form of a replacement bat loft.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include particularly the provision of 216 dwellings, 65 of which would be in an affordable tenure and many of which would be social rented housing which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm and a healthcare hub. In addition, the Council has recently confirmed that, with a basedate of 20th February 2023, there is not a demonstrable 5 year housing land supply. 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.

In the case of the current proposal, this is not the case and the benefits would substantially outweigh the identified harms.

2. Location plan



3. Site Description

The site covers an area of 15.3 hectares and is currently accessed from Chapel Lane, near to the junction with Farm Lane. The site is relatively level but rises gently to the east. It includes the existing Secretts farm shop and tea rooms, and associated parking areas. The site extends to the north behind the existing industrial and residential premises and to the east behind Meadow Close and Turnpike Cottage to the northern side of Portsmouth Road.

To the north, the site goes beyond the Borough boundary into Guildford Borough Council area, where it fronts onto the south eastern side of Eashing Lane.

In addition to the farm shop and tea rooms complex, the site is currently occupied by the wider Secretts Farm, which extends beyond the application boundary to the east. There are a number of large greenhouses which are proposed for demolition, as well as paved yard and storage areas and ancillary office/workspace accommodation. There is an existing series of ponds to the southern part of the site, which the public are permitted to walk around for recreational purposes, albeit without a formal public right of way.

The western part of the site, in the vicinity of the existing farm shop, is within the Milford Conservation Area. Turnpike Cottage to the south is a Grade II Listed building.

There are some retail and industrial uses to the opposite (southern) side of Portsmouth Road and adjacent on Chapel Lane. The majority of the surrounding area, however, is occupied by medium density housing with terraced and semi-detached forms predominating.

4. Proposal

This hybrid application seeks full planning permission for the erection of 216 dwellings, a new farm shop (Use Class E), the change of use of existing farm shop building to a rural business hub (Use Class E), the provision of public open space, and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.

All elements are submitted in full other than the demolition of the black barn and erection of a new health hub, which is submitted in outline with all matters reserved other than access.

An area of improved public realm would be provided at the main site entrance off Chapel Lane near the junction with Portsmouth Road. Beyond this would be sited the proposed rural business hub. This would utilise the retained buildings of the main existing farm shop courtyard and adjacent buildings to provide accommodation within use class E.

Beyond this would be the new healthcare hub. The plan allows an area of 0.3 hectares for this outline element and indicates that 1,626m² of floorspace could be provided alongside 49 parking spaces within this area.

10 parking spaces to serve for local shops are proposed to the north of the site.

Beyond this, there would be residential development of various typologies with the dwellings arranged in perimeter blocks. There would be a central green space as well as playspace and an area of green space adjacent to the ponds. The residential

buildings would have two or three storeys. There would be three blocks each containing 9 flats.

65 affordable dwellings would be provided, which represents 30% of the overall scheme. Of these, 33 would have a social rented tenure which is the tenure that best meets the housing need within the Borough (with the lowest rents of any affordable housing tenure at 55% of market rent).

To the north of the site, two junior playing pitches are proposed with a vehicular access on to Eashing Lane. This land is within the Guildford Borough Council(GBC) area and is subject to a separate application for determination by GBC. There would be no vehicular through route onto Eashing Lane into the residential element, but there would be a footpath linking the two areas.

The proposed replacement farm shop would be sited to the south eastern part of the site and would be served by an access off Portsmouth Road. The access would continue to the side of the farmshop to allow access to the proposed residential area. The building would have two storeys and a total floor area of 3217m². A café would be provided on the first floor, which would have an outdoor seating terrace of 139m². A rooftop terrace (effectively at second floor level) of 129m² is also proposed. 130 parking spaces would be provided to the south of the building, alongside a delivery area to the east.

A new pedestrian route from the farmshop area in an arc linking into the health hub/business centre area would be provided alongside extensive landscaping. The existing ponds would be retained adjacent to the new path.

5. Relevant Planning History

There is extensive planning history on the site but none of this is considered to be relevant to the current application for redevelopment, other than the screening opinion outlined below.

SC/2022/01228	Request for Screening Opinion for proposal of up to 220 dwellings, a replacement farm shop of up to 3,000 sq m, a new doctors surgery of approximately 1,600 sq m, a class E flexible office suite of approximately 1,000 sq m and new sports pitch provision.	EIA Not Required
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The following applications within Guildford Borough Council area are also considered to be relevant:

22/P/01409 Concurrent application for Hybrid application comprising of: a full planning application for the demolition of existing buildings and the development of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to provide 533 sqm of commercial accommodation as a rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points; and an outline planning application for the demolition of the existing black barn and erection of a new health hub with all matters reserved except access.

21/P/02674 Concurrent application for Change of use of 4.5 hectares from agricultural land to publicly accessible open space with associated landscaping works, pedestrian walk, highways access and other works to facilitate a bespoke Suitable Alternative Natural Greenspace (SANG).

6. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018). The Council has carried out a review of LPP1, which is now 5 years old. This was considered by Full Council on the 18th July 2023, when it was resolved that:

Work commence on a comprehensive update of the Local Plan meeting the requirements of the existing development plan system but ensuring flexibility to migrate to the new system if implemented.

However, the existing Local Plan as a whole continues to provide an up-to-date statutory development plan for Waverley, which must remain the starting point for decisions on planning applications while an update is brought forward.

The relevant policies of this document are:

- SP1 – presumption in favour of sustainable development
- SP2 – spatial strategy
- RE2 – green belt
- RE3 – landscape character
- HA1 – protection of heritage assets
- TD1 – townscape and design
- NE1 – biodiversity and geological conservation
- NE2 – green and blue infrastructure
- ALH1 – amount and location of housing
- ST1 – sustainable transport
- ICS1 – Infrastructure and community facilities
- AHN1 – Affordable housing
- AHN3 – Housing types and sizes
- EE1 – new economic development
- LRC1 – Leisure and recreation facilities

- CC1 – Climate change
- CC2 – Sustainable construction and design
- CC4 – flood risk management

- Witley Neighbourhood Plan (June 2021). The plan is considered fully up to date and the relevant Policies carry full weight in decision making. The relevant policies are:
 - ND1 – Housing mix
 - ND2 – Affordable housing
 - ND3 – provision of accessible and adaptable housing
 - ND5 – general design principles
 - ND6 – Integration of major development proposals
 - ND7 – Safeguarding residential amenity
 - ND8 – safe and secure design
 - ND9 – energy efficiency
 - ND10 – service infrastructure
 - HC1 – Landscape conservation
 - HC2 – Statutory listed buildings
 - HC3 – Conservation areas
 - A1 – new community healthcare hub
 - A4 – future green spaces with public access
 - A5 – play areas, recreation grounds and sports facilities
 - T1 – improving the pedestrian and cycling environment.
 - T2 – Highways design
 - T3 – parking
 - T4 – transport assessments and air quality
 - T5 – Travel plans
 - T6 – cycling
 - T7 – accessibility in the transport network
 - E1 – retail uses
 - E2 – employment sites
 - E3 – homeworkers
 - NE1 – Environmental implications of development
 - NE2 – trees and hedgerows
 - NE3 – Biodiversity

 - NE4 – flood risk

The Waverley Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) was made on 21st March 2023 and carries full weight in decision making. The relevant Policies are:

- DS14 – site allocation for land at Hurst Farm, Milford
- DM1 – environmental implications of development
- DM2 – climate change and energy efficiency
- DM3 – water supply and waste water
- DM4 – quality places through design

- DM5 – safeguarding amenity
- DM6 – public realm
- DM7 – safer places
- DM8 – comprehensive development
- DM9 – accessibility and transport
- DM11 – trees, woodlands, hedgerows and landscaping
- DM13 – detailed amendments to green belt boundaries
- DM20 – development affecting listed buildings and their settings
- DM21 – Conservation areas
- DM26 – Employment sites
- DM28 – access and servicing

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Witley Design Guidelines (2019)
- Witley Housing Needs Assessment (2019)
- Council’s Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Sustainability and climate change SPD (2022)
- Surrey Hills AONB Management Plan (2020-2025)
- Surrey Hills AONB Boundary Variation Project – Consultation Document (March 2023)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town/Parish Council Comments

Consultee	<i>Comments received.</i>
Witley Parish Council	<i>A number of representations have been submitted by WPC raising concerns and queries. Following receipt of the amended submission in February 2023, the PC made the following comment: “Witley Parish Council has reviewed the latest documents from Bewley Homes. Our remaining objections have now been addressed and we wish to withdraw our objection to this application. This is on the understanding that in the S106 Agreement relating to this development there will be a requirement to provide: i. 65 affordable homes, of which 50% will be available for social rent which reflects the need evidenced in the Witley Housing Needs Assessment and ii. a dedicated public</i>

pedestrian cycleway of a minimum of 3m in width between the development and Franklyn Road. We would also wish to see a planning condition requiring the details of each individual plot to be agreed in regards to their DER calculations to demonstrate compliance with Part L 2021 of the Building Regulations and (*then*) emerging Policy DM2 of LPP2. We understand the applicant is agreeable to this request. The Parish Council has welcomed the opportunity to raise concerns relating to the application with the applicant through the planning process and we are pleased they were able to address these concerns as a result.”

Shackleford Parish Council (Guildford BC area) *The proposed SANG pedestrian crossing point and new vehicular access to the playing fields from Eashing Lane within Guildford Borough Council area would have an adverse and significant affect on the character and use of Eashing Lane. Eashing Lane is a rural lane where there have been many accidents and is narrow. There will be a conflict between drivers and pedestrians; the proposed SANG is small; The area is within the AGLV and proposed to form an extension to the AONB.*

County Authority Highway *Letter received stating “The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who recommends an appropriate agreement should be secured before the grant of permission.” Conditions are also recommended. Comments have subsequently been received requesting an additional condition for a car park management plan for the playing pitches car park.*

Natural England *Have confirmed that the SANG Management Plan submitted with the Guildford SANG application is acceptable. Confirmation that SAMM is not required received.*

Environment Agency *Consider that they do not wish to be consulted on development such as this.*

Local Authority Lead Flood *Initial objection withdrawn following review of additional information. No objection subject to condition.*

Surrey Wildlife Trust		<i>Consultation with Natural England and SPA mitigation details required prior to determination. Conditions recommended, including prior to commencement.</i>
Waverley Enabling Team	Housing	<i>Supportive of proposed affordable housing offer.</i>
Waverley Environmental Health – Air quality	Health	<i>No objection subject to condition.</i>
Waverley Environmental Health – land contamination	Health	<i>No objection subject to conditions.</i>
Waverley Environmental Health – noise control	Health	<i>No objection subject to conditions.</i>
Surrey Hill advisor	AONB	<i>No conflict with Waverley, Guildford and Surrey Hills Policies to protect the AONB; a preferential site for meeting Witley housing requirements to other sites within the AONB.</i>
County Archaeologist		<i>Further archaeological investigation needed. Condition recommended.</i>
Sport England		<i>Confirmation that they have no objection to the proposal.</i>
Surrey Minerals and waste team		<i>Confirmation that the scheme will meet the necessary fire access standards and recommendation for the installation of Automatic Water Suppression systems.</i>
Surrey Fire and rescue service		<i>No comments or concerns with the application</i>
Waverley planning and resilience officer	Emergency	<i>Due to the number of consultations received they will not necessarily respond.</i>

Byways and Bridleways Trust	<i>Site in proximity to strategic water main. Conditions and informatives recommended.</i>
Thames Water	<i>Will add to traffic and congestion issues in Milford and Godalming. New public bridleway needed to link through the site to Milford Station, Ockford ridge and beyond.</i>
Ramblers society	<i>Requested condition requiring Secure by Design standards to be met and park mark for the medical facility</i>
Surrey Police	<i>Does not impact on existing rights of way. Contributions sought for improvements to existing PROWs which will benefit future residents.</i>
SCC Access officer	

8. Representations

To date 69 letters have been received raising objection, 1 letter in support and 6 letters have been received recorded as neutral. Objections and matters raised are on the following grounds:

- The proposal is for significantly more than the 177 dwellings in the site allocation.
- The AONB is proposed to be extended to cover Milford.
- Overlooking from outdoor high level terraces from Farm shop to Meadow Close
- Will generate traffic, increase congestion and cause the new development to be used as a cut through.
- Station Lane is unsafe to use for access to the station as described in the Travel Plan.
- Noise disturbance to residents of Meadow Close from the farm shop and access road.
- Will encourage anti social behaviour in area around the ponds.
- Smells from the farm shop bins will be noticeable within the gardens of Meadow Close.
- Loss of green space around the ponds will impact on protected species.
- Will result in light pollution
- Will be of a disproportionate scale to the village and an overdevelopment
- Will impact on the rural character
- Will destroy the existing centre of the village.
- Existing roads not adequate for the traffic
- Loss of farm shop will be detrimental to the community and educational opportunities.
- Detailed concerns raised with regards to assessment in the Transport Assessment
- Schools, public transport, nurseries, GP's and dentists will all struggle with increased demand for services.
- The healthcare hub is only proposed in outline and there is no guarantee that it will be delivered.
- Unacceptable demand on sewerage.

- Building in green belt land not warranted. These are not exceptional circumstances.
- Loss of agricultural land
- Houses will be unaffordable to local people.
- Exit onto Portsmouth Road is unsuitable.
- Eashing Lane proposed vehicular access to playing fields and pedestrian access to SANG both very dangerous. Eashing Lane is a narrow country lane without pavements with vehicles travelling at very high speeds.
- The sports pitches may be used at other times, not just at the weekends.
- Loss of bank and hedgerow to Eashing Lane.
- Increase in air pollution
- The proposed farm shop, at two storeys, is two tall within the context of the adjacent development.
- Adverse impact on health and mental wellbeing of existing residents.
- Altered outlook and amenity for Milford House residents
- The density of the scheme should be reduced.
- A direct access to the A3 should be provided.
- Information submitted with the application is unclear, including in relation to traffic movements in Chapel Lane and the extent of use of the new road adjacent to the timber yard from Chapel Lane to the development.
- Noise from the car park of the farm shop will affect residents of Meadow Close.
- The development will jeopardise access to important community facilities on Chapel Lane.
- Concerns regarding flooding, water supply and drainage
- Money making at the expense of local people.
- Concerns regarding adequacy of parking, turning, loading and highway safety, especially in relation to the proposed Portsmouth Road entrance.
- Fencing should be erected to protect the garden of Turnpike Cottage
- Turnpike Cottage will be surrounded by the access road and carpark, creating noise disturbance.
- Loss of mature and ancient trees.
- Loss of rural area
- Increased flood risk
- Risk of vandalism
- Stress and fear for elderly residents
- Relocating the farm shop will mean residents won't walk into Milford centre to shop
- The parking area proposed for the Milford shops is too small.
- May result in loss of post office due to increased parking problems.
- Density too high
- The road speeds on surrounding roads should be reduced to 20mph.
- Does not create a new village centre or welcoming social space.
- No evidence of need for or viability of a business hub.
- The exact use of the healthcare hub is unclear
- Parking for the healthcare hub will result in noise disturbance for adjacent occupiers.
- An EIA should be submitted due to loss of habitat, archaeological potential and impact on heritage assets.

- The existing trees in the area proposed to be used as a village orchard should remain for biodiversity value.
- Adverse impact on listed buildings and the conservation area.
- No attempts to provide a diverse building vernacular which integrates with the existing historic and varied feel of the village.
- An independent panel should supplement the review of the case officer due to the major nature of the proposal and extent of expertise necessary.
- The submission indicates that the access adjacent to the timber yard will be used for construction, resulting in environmental pollution.
- Medium adverse landscape and visual impact on garden cottage, 8 Chapel Lane.
- Sufficient neighbour notification has not taken place.
- A Milford Pumas trainer advises that the pitches will be used throughout the evenings on week days with large numbers of pupils arriving at and leaving the site each hour. Eashing Lane is unsafe and unsuitable for this purpose.
- Combined with existing consented schemes at Aarons Hill, Milford Golf Course and Dunsfold, there will be an increase in use of the station.
- Eashing Lane is unlit.
- Football pitch lighting will cause light pollution.
- Flooding to Meadow Close will increase due to run off from the proposed farm shop car park.
- Bats are present on site and are a protected species.
- Will set a precedent for development of the green space between Milford and Godalming and go beyond the village boundary of Milford.
- The Eashing Lane area in Guildford Borough Council is a designated AGLV and is part of the historic Eashing Park which was laid out in the mid 17th century. The open, green character of this space would be lost.
- Lack of information regarding compliance with (then in Draft) Policies DM1 and DM2 of LPP2 with regards to heating and thermal efficiency.
- Traffic studies were conducted in lockdown when the traffic was light.
- The housing design is dreary.
- No attempt has been made to provide a mix of housing.
- The British Horse Society supports the inclusion of a green way/bridleway.
- The proposal contradicts public consultation in terms of access points.
- Construction traffic and pollution.
- Objection from Waverley Friends of the Earth.
- Does not comply with LPP2 Policy DM2. No target emission rate has been supplied and no details of compliance with building regs part L for individual buildings provided. There is therefore insufficient information regarding how the proposal will maximise energy efficiency and reduce carbon emissions. There is no information regarding how heating demands will be met. This is not suitable for a detailed application and permission should be refused in the absence of such information.
- Photo voltaics will be necessary to meet part L but their locations haven't been considered and the roof design of many proposed dwellings is unsuitable.
- Air source heat pumps would be necessary for the flat blocks, but these require fans which may result in noise disturbance to residents and adjoining occupiers.

- Does not comply with Policy DM1 as would not avoid exacerbating climate change and emission of greenhouse gases.
- The amended documents do not address concerns
- The proposal isn't viable
- Will lead to dust and damage air quality which will compromise health of existing residents
- There are sufficient grounds for an appeal should planning permission be granted.
- The applicant should be required to buy credits within the SANG adjacent to the area where SANG is currently proposed because it is reliant on footpaths within the adjacent SANG to meet SANG criteria.

The reasons for supporting the scheme outlined in the letter of support are:

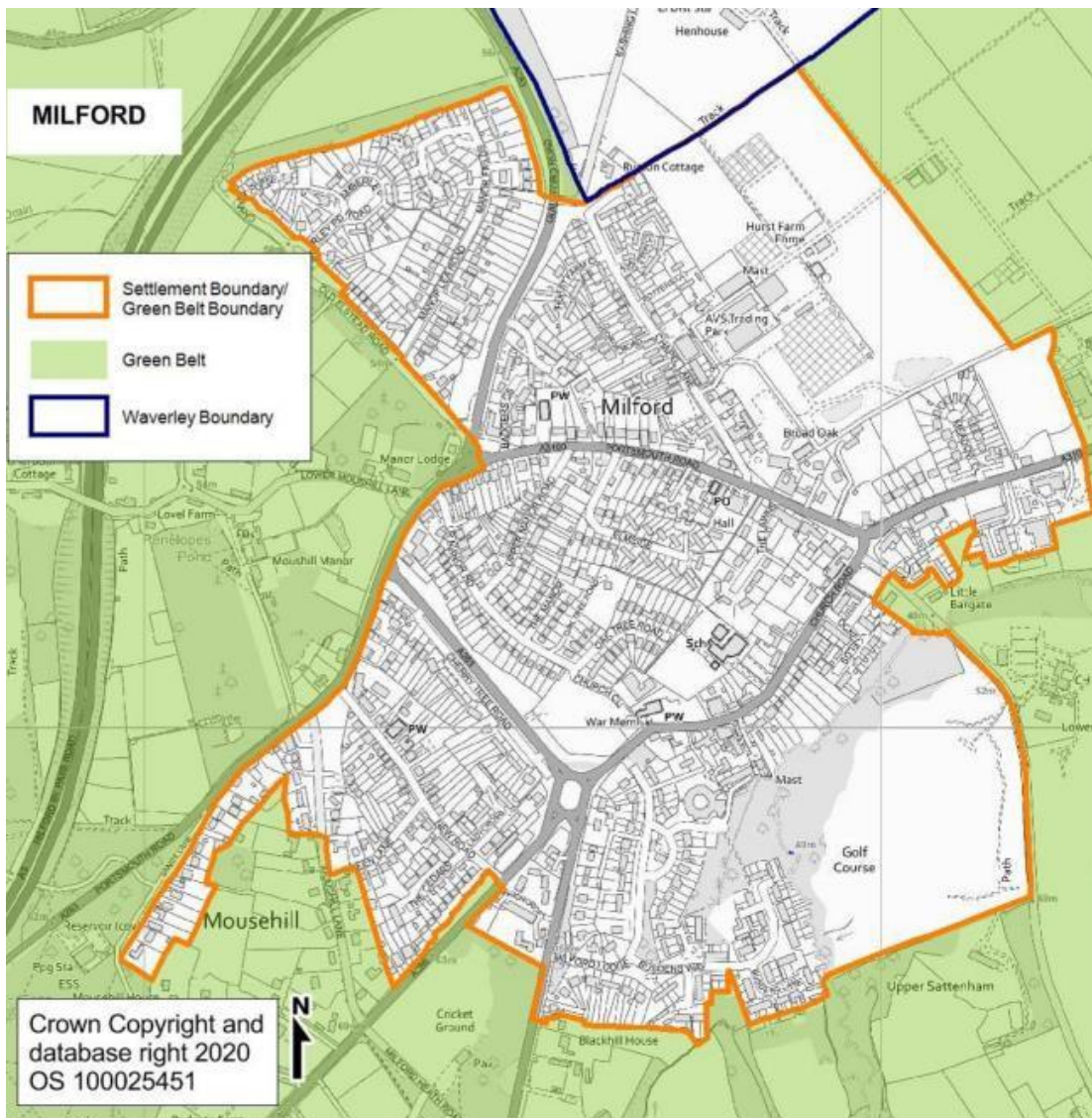
- The Witley and Milford Medical Partnership support the proposed healthcare hub and have a strong preference for the practice to relocate to this site.
- There is a pressing need to expand clinical services and meet the needs of a growing patient population.
- The existing GP practice building is at capacity with no option to expand on site.
- The patient participation group also supports the proposal.

9. Planning Considerations:

- The acceptability of the development in principle and impact on the green belt
- Housing mix
- The affordable housing provision
- Impact on character and appearance and setting of the AONB and Guildford BC area AGLV
- Impact on heritage assets including archaeology
- Impact on the residential amenity of adjoining occupiers
- Acceptability of living conditions for future occupiers, including playspace provision.
- Transportation considerations
- Flooding and drainage
- Impact on the Wealden Heaths SPA
- Biodiversity, including tree impacts and biodiversity nett gain
- The sustainability of the proposed development
- Air quality impact
- The overall planning balance

10. The acceptability of the development in principle

The settlement boundary plan for Milford (map 24) is provided below and shows the site including within the settlement with Green Belt beyond the boundary i.e. the site removed from the Green Belt.



Policy DS14 of the Local Plan Part 2 (LPP2)(2023) provides an allocation for the site. The Policy can be afforded full weight in decision making following adoption and, in combination with the Policies described above, indicates that a residential led development of the site is acceptable in principle.

The proposed land uses within the mixed use scheme are also important in principle consideration which is discussed below with detailed reference to LPP2 Policy DS14.

LPP2 Policy DS14 states that:

“Land at Secretts, Hurst Farm, Milford as identified on the Policies Map is allocated for 177 dwellings, alongside the provision of associated facilities including: the relocation of the existing farm shop and all other existing retail businesses, the creation of an area of public realm to create a centre for the village and community of Milford, the provision of a rural business centre, and the creation of new sports pitch facilities. The allocation of the Land at Secretts for a residential led mixed-use development is subject to the following:

- a) A holistic and integrated scheme for the whole site that maximises connectivity and delivers the necessary infrastructure and direct access into Milford village centre.
- b) The conservation and, where possible, the enhancement of the setting of the adjoining heritage assets, including the Milford Conservation Area and Grade II listed buildings.
- c) The protection and enhancement of existing trees, hedgerows and ponds which makes an important contribution to the character of the local area; including, the retention and enhancement of a mature tree belt on the north eastern boundary of the site.
- d) The provision of an appropriate landscape buffer including trees and hedgerows on north-western boundary of the site.
- e) The achievement of satisfactory detailed access arrangements to the development from Chapel Lane/Portsmouth Road and the A3100 Portsmouth Road.
- f) The provision of sustainable transport measures which may include on-site and off-site pedestrian crossing improvements, footways and cycle ways.
- g) The provision of publically accessible open space as part of the development.
- h) The demonstration that development will not have a likely significant effect on protected habitats sites, specifically including the provision of SANG or other mitigation measures deemed appropriate to avoid significant impact to the Wealden Heaths Special Protection Area (SPA). The undertaking of an independent design review throughout the planning process at pre-application, post submission and for any subsequent phase. The process needs to be agreed in writing with the Local Planning Authority, and representatives from the Local Planning Authority must be included within any design review process.
- i) Consideration should be given to completing a masterplan Supplementary Planning Document (SPD) for the site, this will cover all aspects but will ensure that the development provides the benefits to the wider community, including a new village focus and high quality sustainable development. The new development will incorporate a significant amount of public realm that will re-imagine the village centre of Milford. This will be a high quality space which will be pedestrian focused, provide key outside meeting spaces, reduce the prominence of the car and aid in the reduction of vehicle speeds along Portsmouth Road.”

The mapped area to which the Policy applies includes most of the current application site, but excludes the land in Guildford BC where the playing pitches are proposed. It also excludes the land within Guildford for which there is a separate application for the provision of SANG.

The acceptability of residential land use

The principle of residential development is acceptable through the allocation of the site with Policy DS14. However at 216 units, the current application proposal exceeds the policy allocation of 177 units by 39 units. This, therefore, represents a departure from Policy DS14. NPPF Paragraph 124 requires Local Planning Authorities to support the efficient use of land, taking into account need of housing and land availability, market conditions, the availability and capacity of infrastructure, the desirability of managing

the character of areas and the development of well designed spaces. Waverley has an identified housing land supply deficit and limited land availability for development given the significant environmental constraints of the AONB and internationally designated nature sites. The consideration is whether the level of development proposed can be accommodated in an acceptable way to deliver sustainable development.

The acceptability of health centre land use

The allocation under Policy DS14 does not require the provision of a new healthcare hub. However, Policy A1 of the Witley Neighbourhood Plan (WNP) states: "Proposals for the development of a new community healthcare hub will be supported where they are consistent with development plan policies." The proposal to provide this important infrastructure on the site is supported and represents a significant public benefit of the scheme. Witley and Milford Medical Partnership (a GP group) have written in outlining support for the proposal and stating that they have a strong preference to relocate to the site to expand their current provision.

The acceptability of new retail unit land use

With regards to the re-provided farm shop, it is noted that Policy DS14 directly requires this. The area of the proposed farm shop, however, exceeds that of the existing. The existing retail spaces (wine merchant, farm shop, butchers and café) have an area of 913m². The proposed farm shop and ancillary café and all ancillary offices etc has an area of 3217m² (excluding terrace seating areas). Local Plan Part 1 states TCS2 states that: "The retail role and function of the local centres of Farncombe, Bramley and Milford will be safeguarded and consolidated. Where planning permission is required, proposals which would harm or undermine the retail function of the centre by reducing its ability to meet its daily needs and/or detracting from its vitality and viability will not be permitted. Proposals for the provision of new small scale facilities will be supported, provided that they would support the vitality and viability of these centres and are appropriate to the role and function of the centre in the hierarchy." WNP Policy E1 states that "Proposals for the provision of new retail and service facilities will be supported, provided that they would support the vitality and viability of existing retail and service facilities within the Parish."

The local centres are not geographically defined in either LPP1 or WNP and in Milford the retail/local centre use is dispersed. However, there is an existing cluster of retail/town centre uses both on Chapel Lane near the existing farmshop and to the opposite site of Portsmouth Road near proposed location of the new farm shop. In this respect it is not considered that the vitality and viability of the existing local centre within Milford would be reduced.

There would be an increase in floor space and therefore consideration needs to be given to the potential impact of this additional retail floorspace on the vitality of designated town centre areas, including particularly Godalming, would be harmed. LPP1 Policy TCS1 seeks to locate retail development in accordance with a sequential

assessment with main town centre uses located in the town centres of Farnham, Godalming, Haslemere and Cranleigh. This is reflective of Paragraph 87 of the NPPF paragraph 90 requires the provision of an impact assessment where the retail provision exceeds 2,500m² and is not in accordance with an up to date development plan.

The applicant has submitted a Retail Assessment. This includes a sequential assessment which concludes that they “have not identified any other available and suitable sites within Milford to accommodate the proposal. We have also not identified any sites within and on the edge of Godalming town centre or Farncombe local centre. The only available sites in Godalming were too small to accommodate the proposal given they related to small shops or offices.” The statement also concludes that there will be no adverse impact in retail terms on Godalming or the local centre at Farncombe.

The conclusions of the submitted retail statement is supported by officers and the nature of the proposed use (as an existing farm shop, expanding and minimally relocating an existing established local business) it can be considered that the proposal would not harm the retail vitality of either the town centres of Milford. This element of the proposal is therefore acceptable in land use terms.

The acceptability of the proposed business hub in use class E

With regards to the proposed business hub, it is noted that the allocation requires the provision of a rural business centre. 533m² of use class E space is proposed within a conversion of the existing main courtyard farmshop complex. Floorplans are not available for this space but are recommended to be secured by condition. Use class E includes retail, restaurants and cafes, financial, professional and other commercial services, indoor sport and recreation, medical facilities, day nurseries, offices and light industrial purposes. These uses can reasonably be considered rural business centre uses. Detailed plans for the subdivision of the building could be secured by condition.

LPP1 Policy EE1 states that the Borough’s economic growth needs will be met by a number of means, including “promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural businesses.” WNP Policy E2 states that: “New employment development in the Business and B-Use Class should be proportionate to the size and employment needs of the neighbourhood area.” The NPPF notes that the sequential approach: “should not be applied to applications for small scale rural offices or other small scale rural development.”

Milford is identified within the Council’s development hierarchy in SP2 as a larger village. It acts as a local centre for surrounding smaller villages. It is considered that at 533m² the proposed space would not be overly large and would be commensurate with the size of the village. In this respect, the above Policies would be satisfied.

The acceptability of the proposed playing pitches in land use terms

Policy A5 of the WNP states that: "Proposals to develop new or improve existing play areas and recreation grounds in the Parish will be supported where they comply with development plan policies." The supporting text points to the playing pitch requirement of Milford Pumas. The inclusion of playing pitches within the proposal is supported in this regard.

Policy DS14 requires "the creation of new sports pitch facilities." The playing pitch provision are proposed on land within Guildford Borough Council jurisdiction. However, if the concurrent application at Guildford is granted planning permission, it is material that the requirements of the Policy would affectively be met, albeit outside of the designated site area. The recommendation to grant planning permission is subject to permission being granted for the Guildford application supported by a legal agreement ensuring that the playing pitches were publicly accessible at times when they are not needed for formal club activities. If planning permission is granted for this application then it is proposed that a Grampian condition is attached preventing residential occupation until the playing pitches are available for use by the public.

An area of public realm seeking to provide a new village centre to Milford, as required by the Policies would also be provided. The acceptability of this space is discussed further below.

Given all of the above considerations, it is therefore considered that the land use policy overall is acceptable.

11. Housing mix

Policy AHN3 of the Local Plan 2018 (Part 1) sets out the 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 Waverley and West Surrey Strategic Housing Market Assessment (SHMA).

WNP Policy ND1 states that "Proposals for new housing should make provision for an appropriate range of different types and sizes of housing to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (WHNA)(April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned."

Given that the WHNA is both more contemporary and locally specific, it is considered to provide an appropriate base for the assessment of housing mix for the application. The mix requirements of the WHNA and as provided within the scheme are outlined in the table below.

Unit size	WHNA requirement (%)	Application proposal (No.)	Application proposal (%)
1 bed	16.5%	22	10%
2 bed	21.8%	54	25%
3 bed	31.5%	70	32.5%
4+ bed	30.5%	70	32.5%

Table to show unit size required within WHNA and as proposed.

The proportion of 1 bed homes, therefore, is below the requirement sought, whilst the proportion of other home sizes is slightly above the proportion sought. During the course of consideration of the application, the applicant has amended the housing mix in order to provide the required unit mix and spatial distribution of affordable homes. Given that the divergence from the WHNA requirements would be relatively minor, it is considered that the proposed housing mix is acceptable. The principle of WNP Policy ND1 is met, with slightly less 1 beds overall and more 3 and 4+ beds.

12. The affordable housing provision.

Policy AHN1 requires a minimum provision of 30% affordable housing. Policy ND2 of the WNP states that: "Proposals for affordable housing as part of wider new housing proposals should make provision for an appropriate tenure split to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned."

The application proposes the provision of 65 affordable units. This represents a provision of 30% of the total 216 units and complies with the requirement of AHN1.

The type and affordable tenure of these 65 units is described in the table below.

	First Homes	Shared ownership	Affordable rent	Social rent	Total
1BH	8	0	2	0	10 (15%)
1BF	8	0	4	0	12 (18%)
2BF	0	10	0	5	15 (23%)
2BH	0	0	0	9	9 (14%)
3BH	0	0	0	17	17 (26%)
4BH	0	0	0	2	2 (3%)
Total	16(25%)	10 (15%)	6 (9%)	33 (51%)	65

For affordable dwellings, the WHNA seeks a tenure split of 50% social rent, 20% affordable rent, 20% shared ownership and 10% starter homes.

The Affordable Housing SPD update document is informed by the latest evidence in the more up to date Waverley Housing Affordability Study 2021 and carries full weight as an SPD in decision making. It seeks 60% of affordable units as affordable dwellings for rent, 10% as shared ownership and 25% as first homes. Regarding the tenure of the affordable dwellings for rent, the document states: "The Council is committed to delivering Locally Affordable Homes that local workers and households on low incomes can afford. Social rents for households on the lowest incomes remain a priority for the Council and should be provided on new developments whenever possible. However, where this is not viable, affordable rents should be capped at 70% for 1 and 2 beds and 65% for 3 and 4 bed homes (including service charges) or the current Local Housing Allowance rate for the area; whichever is lower, in order to be affordable to local households." (para 58).

Given the requirements of both the WHNA and the draft SPD the applicant has, through negotiation, provided the affordable offer described in the table above. The Council's Housing Enabling Team have confirmed that the affordable bed size and tenure mix is acceptable. The provision of a high proportion of larger affordable units at social rents is supported. The offer will need to be secured in the s.106 agreement and the affordable rent caps on the 1 and 2 bedroom homes capped at 70%.

The spatial distribution of the proposed affordable units indicates 9 small clusters which are geographically dispersed throughout the development. This meets the requirements of the draft SPD and is fully supported by officers.

The proposal is therefore considered to comply with the affordable housing Policies described above and represents a key public benefit of the scheme.

13. Impact on character and appearance and setting of the AONB and Guildford BC area AGLV

Policy RE3 states that "New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB." The AGLV is also subject to commensurate protection to its local status within the Policy.

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Policy ND6 of the WNP states that: "Proposals for Major Development should integrate in a positive fashion with the existing built environment. In order to achieve

integration, proposals for major development should incorporate the following principles as appropriate to their scale, nature and location within the neighbourhood area: (a) Residential areas, including streetlights, signage, benches and bins. (b) Creation of new public rights of way (footpaths and cycle paths) connecting new development to the existing settlements by the most direct possible route. In particular, applicants must seek to ensure new developments contribute to the provision of safe pedestrian and cycle routes to schools, train stations and bus routes; (c) Creation of new areas of public open space on the land within development sites that is close to existing residential areas; (d) Creation of new play areas proportionate to the type and scale of development; (e) Creation of two or more vehicle accesses to the site, unless evidence shows that the creation of more than one access is not feasible, or would have negative highways implications; (f) Avoiding development over two storeys unless it can be robustly demonstrated with supporting evidence that it will not have a detrimental impact on views, streetscape or character of the local area, particularly within the Surrey Hills AONB. Generally, taller buildings should be located towards the centre of application sites and not on the site boundary; (g) Avoidance of excessive fencing, barriers or other means of enclosure that seek to separate new developments from existing built up areas; and (h) Use of similar street furniture to existing.”

Policy HC1 of WNP states that: “All development proposals should respond positively to the local landscape and seek to minimise any visual impact on the countryside. Development within the Surrey Hills AONB should conserve and enhance its landscape and scenic beauty. In order to minimise landscape impact, development proposals, including those sites allocated in the Development Plan, should: (a) Take account of topography when selecting the location of new development within sites, seeking to minimise visual impact; (b) Seek to retain historic boundary walls and hedgerows where feasible (including field boundaries); (c) Include new landscaping and planting that complements the existing landscape; (d) Consider the layout of buildings and open spaces to maximise opportunities for long distance views within and from sites.”

The following review considers the proposal against these policies in terms of landscape impact, layout, detailed design and landscaping.

Landscape impact

The site is located in close proximity to the AONB to the west. The part of the site within GBC area is designated as AGLV. These features indicate a landscape sensitivity and the impact on the setting of the AONB needs to be carefully considered.

It is noted that representations have raised concerns that the site and/or land to the north is proposed to become an extension to the AONB through the boundary review that is the subject of consultation. The AONB Boundary Variation Project Consultation Document was published in March 2023. This identifies the site within a wider parcel of land identified as candidate sub area EA 4a. Whilst an area of the south east of

Milford within the Enton Hills component is proposed to be designated as AONB, the application site is not.

The application is accompanied by an LVIA which states that “The site is visually well contained by the well wooded character of the area, by dwellings within Milford and Ockford Ridge, and by the numerous evergreen shelterbelts which divide the fields to the east. In the immediate vicinity of the site, however, while the trees and hedgerows along the north, south and west site boundaries provide some containment in summer, this is noticeably reduced during winter months, when the trees are out of leaf. Residents in dwellings along the site boundaries do have some views across the site, which include the large scale glasshouse, and other ancillary buildings, and also the adjacent trading park.....As a result of built form, intervening topography and vegetation, the AONB is considered to have a very weak interrelationship with the site, with the parts of the AONB which have any visual interrelationship with the site being located approximately 1.7km away.”(7.12).

With regards to the impact on the proposed scheme it goes on to state: “The wider LCA identified in the Surrey Landscape Character Assessment would experience Minor Adverse effects in the short and long term. Of the five LLCAs identified for this assessment, LLCAs 1 Milford Horticultural and Arable, in which the site is located, would experience Moderate Adverse effects in the short and long term, while the remaining areas would experience Minor Adverse or Negligible effects, in the short term, Minor reducing to Negligible in some cases as vegetation matures and reduces intervisibility with the proposed development.”

This supports the view held by officer’s that, whilst the character of the site within the landscape would inevitably change as a result of residential use, this would not result in significant harm. The landscape impact is balanced against the need for housing and the relatively environmentally constrained nature of Milford.

The proposal would also result in some loss of rural character to Eashing Lane, given the creation of entrances and playing pitches (with the supporting SANG proposed within a separate application). This change is, however, considered acceptable in landscape terms given that the most rural areas of the site would be free from new buildings but this is a matter for Guildford to consider as part of the application submitted to that Authority.

The comments of the AONB Planning Advisor further support this view. Their comments state that: “In landscape terms the open flat parts of the site with its large greenhouses and intensive nursery planting has little landscape merit. I agree with the Landscape Visual Impact Assessment (LVIA). that owing to the topography of the site and surrounding area, the green landscaped buffer proposed adjacent to Eashing Lane, the heights of buildings being confined to mostly 2 storeys with a few two and a half storeys, the proposed development would have a negligible impact upon the protected landscapes. I consider therefore that the proposal does not conflict with Waverley Local Plan Policy RE3, Guildford Local Plan Policy P1 and Surrey Hills

Management Plan Policy P6. Provided this proposal avoids the development of the AONB sites indicated as possibilities in Local Plan Part 1, the proposal in principle is supported.”

It is therefore considered that the proposal is acceptable in accordance with Policies RE1 of LPP1 and HC1 of WNP.

Proposed layout

In land use terms, the layout is considered appropriate. The new public realm to be provided at the main access road to the site, near to the business hub and the healthcare centre is appropriately sited for integrating the development with the existing village centre. The link through from the new proposed farmshop area to the new proposed healthcare and business hub was incorporated into the scheme following advice received at design review panel. This results in good connectivity between the two areas which will also be beneficial to the users of the wider area.

The proposed layout of the residential buildings shows a series of outward facing perimeter blocks with good pedestrian and cycle permeability through the site. The provision of several areas of linked green spaces throughout the site is supported in design and visual terms, as is the retention of the existing pond area.

Overall, the layout arrangement is supported and demonstrates good design in accordance with the above stated Policies.

Detailed design

The detailed design of the proposed buildings in terms of impact on heritage assets is considered below.

With regards to the general visual acceptability of the design of the proposed new farmshop is considered to represent an appropriate response to the rural character of Milford. Whilst the building is large, the massing is broken up with a variety of features in order to present the appearance of a farm building courtyard range. Whilst the final materials would need to be secured by condition, the indicative use of materials, with significant areas of black stained timber cladding, is considered appropriate. The change of use of the existing farm shop to provide a business hub would allow the retention of the existing building of some historic and architectural merit within the Conservation Area, which is supported. The detailed elevations (i.e. the reserved matter of appearance) is not known at this stage for the healthcare hub. Appropriate detailing could be secured within the subsequent application.

With regards to the detailed elevational design of the proposed residential buildings, the scheme is considered to represent an appropriate variety of building forms. Whilst the design of the buildings could be more locally distinctive and appropriate to Milford, the overall design standards would be acceptable. The residential buildings would not

be overly prominent within existing street scenes. Whilst the three proposed blocks of flats would have three storeys and exceed the height stipulation of two storeys outlined in WNP Policy ND6, this is considered appropriate given that they would be centrally located within the application site and would represent an appropriate form for the provision of smaller units which are required to provide a diverse housing mix.

Whilst the applicant has provided a materials specification sheet, this is indicative only. Details of high quality, locally appropriate materials would need to be secured to come forward at condition stage. It is noted that the LVIA identifies this as an important mitigation for the landscape impact.

Overall, the proposal is considered acceptable with regards to the detailed design of the proposed buildings.

Landscaping

Landscaping and green areas would be provided throughout the site, which is supported. Full details of these areas, including planting schedules, would need to be submitted at condition stage in order to ensure high quality is achieved with these spaces.

It is noted that some details are provided with regards to the new public realm area onto Chapel Walk. The provision of this area is a crucial requirement of the site allocation (Policy DS14 of LPP2) and is very important for the integration of the development within the existing village, as well as fulfilling the role of creating a legible village centre. The indicative details indicate tiered planting areas adjusting for the change in level and open spaces where seating could be provided. The details are considered acceptable but further details will need to be secured by condition, alongside the provision of high quality hard landscaping materials and seating.

It is noted that WNP Policy A4 states that: "Green spaces created in support of new development, including Suitable Alternative Natural Greenspace (SANG), should be publicly accessible at all times and, where possible, conveniently located within sites in relation to existing built up areas and accessible by sustainable transport methods." It is, therefore, proposed that the legal agreement includes provision to ensure that both the new public realm at the mouth of the development and the new green spaces within the main site remain publicly accessible at all times. It should however be noted that the current application does not deliver the required amount of SANG. The applicants have gained planning permission for the change of use of land within Guildford Borough Council's administrative boundary which they will look to use as SANG to mitigate the recreational pressure resulting from this development. If planning permission is granted for this development a grampion style condition is proposed requiring that no dwelling is occupied until it has been demonstrated that SANG is available in perpetuity.

Overall, therefore, the proposal is considered acceptable in accordance with the above stated landscape and design policies. The landscape impact is acceptable. The layout, detailed design and landscaping are also considered acceptable.

14. Impact on heritage assets including archaeology.

The western part of the site, in the vicinity of the existing farm shop, is located within the Milford Conservation Area. There are also a number of listed buildings around the site, including in close proximity the Grade II Listed Turnpike Cottage.

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. Retained Policy HE3 of the Local Plan 2002 is afforded significant weight owing to consistency with the NPPF 2018. Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas. (Barnwell Manor Wind Energy Ltd v. East Northants DC, English Heritage and National Trust [2014] EWCA Civ 13). Policy HC2 of the WNP states that: "Development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess. Proposals that would cause substantial harm to or loss of a Listed Building will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. When considering the impact of a proposed development on the integrity or character of a listed building, great weight should be given to the conservation of its particular integrity, character and setting. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweigh the harm and that could not otherwise be delivered."

Impact on Listed buildings

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 193, 194, 195 and 196 of the NPPF are of particular relevance and are provided below:

193. 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.

194. 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.
195. 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.
196. 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 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. Retained Policies HE3 and HE5 of the Local Plan 2002 are afforded significant weight owing to their consistency with the NPPF 2018.

The listed buildings/structures which are potentially affected are:

- Grade II listed building – Turnpike Cottage, Portsmouth Road
- Grade II listed building – Milford House, Portsmouth Road
- Grade II listed building – Dovecot in grounds of The Refectory, Portsmouth Road

Turnpike Cottage is a 16th century, timber framed, 4½ bay smoke bay house with subsequent alterations and extensions. The building is slightly set back from the street and has a well-defined boundary enclosing the site but is still a prominent feature within

the streetscene and marks entry into the CA from the north east. It is a good example of vernacular construction as the building reflects the materials, techniques and craftsmanship of its regional typology. The setting of Turnpike Cottage has significantly changed in the last 100 years from a small cottage on the main route to Portsmouth and London set within a rural setting to one with development either side. The application site, located immediately behind the cottage, is the last remaining direct connection to its rural setting.

Milford House is an elegant five bay house of red brick with Portland stone dressings in the Queen Anne style dating from 1730 with later extensions and a probably slightly later attic storey. It is the principal house of the village built for a successful merchant, Thomas Smith, and later became the home of the Webb family, squires of Milford. The interior was destroyed in a fire in 1983 and it was restored, as apartments, in 1990. Its significance relates to its aesthetic value from its polite architecture with the classical façade and use of stone banding, quoins and pediments creating a prominent appearance which departs from the more vernacular buildings in the area. And its historical interest as the building's form, layout and architecture is illustrative of past ways of living and grandeur within a rural setting.

The Dovecot is a 18th century timber framed granary which sits on nine staddle stones with black weatherboard cladding. Atop the hipped, plain-tiled roof lies central lantern with 3 tiers of nesting boxes under square domed roof and crowning weathervane. Its significance relates it to being a good example of a free-standing timber framed granary, which is a typical characteristic in farmsteads of large estates in the south east, and the addition of the dovecote and its historic interest due to its association with Milford House including how the wider estate developed and functioned.

The proposed farm shop and road will fundamentally change the character of the application site by Turnpike Cottage and thus removing the last remnants of the listed building's connection to its rural setting. The design of the farm shop, to reflect a traditional farmstead that has developed over time, does help reduce this harm but the car park and new road will result in significantly greater number of vehicle traffic movements to the rear of the listed building and lighting, both of which will be greater than a typical farmstead, detract from the listed building and urbanise its rear views, screening will only do so much to minimise this. Therefore, less than substantial harm is identified. Careful, informal, landscaping and lighting will help minimise this harm as much as possible.

Milford House can be seen from some places within the application site, therefore it is likely that the site and thus the proposal would be visible from the attic windows and impacting any long range views of its wider rural setting. However, it is considered that this has already been severely diluted/lost by the development at Meadow Close and no harm is identified.

The setting for the Dovecot, and The Coach House is considered to consist of the cluster of historic buildings surrounding them and the rural setting to the south east, the application site does not form part of this setting and therefore no harm is identified.

Impact on Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.

193. 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.
194. 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 exceptional⁶³.
195. 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.
196. 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 application of the statutory duties within section 72 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.

Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas.

WNP Policy HC3 states that: "Development in or within the setting of a Conservation Area should preserve or enhance the character of the Conservation Area by: (a) Retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area; (b) Ensuring the design of all development, within or adjoining Conservation Areas, is of a high quality and responds appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials; (c) Protecting open spaces and views important to the character and setting of the area;.... Proposals that would cause substantial harm to a Conservation Area will not be supported unless it can be demonstrated that: i. the substantial public benefits gained would outweigh the loss of or harm to the heritage asset; and ii. there are no other available and suitable alternative sites outside the Conservation Area or its setting, which could accommodate the proposed development. When considering the impact of a proposed development on the character or appearance of a conservation area, great weight should be given to the conservation of its particular character and appearance. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered."

The Conservation Area (CA) is characterised by built form typical of a small rural settlement with a mix of historic houses for the gentry, labourer's cottages and farm buildings. The village was established and grew as a result of being enroute from Portsmouth to London before the A3 was built. This is demonstrated by the linear form of development along Portsmouth Road and Church Road, with a cluster of buildings historically being close to the junction. One of the key views noted within the Conservation Area Appraisal (CAA) is the view along Portsmouth Road as you enter the CA from the north east specifically the cluster of historical buildings: The Refectory, Turnpike Cottage and Milford House. The application site is, in the main, located outside of the CA forming part of the wider rural/agricultural setting, except for the realigned access and the outline portion of the application for the 'village hub' which is currently the Secretts Farm Shop (Hurst Farm). The farmshop is made up of two buildings, Black Barn a 20th century black weatherboarded barn with several unsympathetic alterations, and a group of c.18th/19th century single storey agricultural

buildings set around an courtyard (with some infill within the courtyard) an example of a traditional farmstead. These contribute to the significance of the CA by reflecting its agricultural origins.

The loss of Black Barn would be minimal, subject to the details of the building replace it. The retention of the courtyard will allow for CA's agricultural origins to still be appreciated. The proposal will require significant alterations to the infrastructure within the CA, but it would facilitate the removal of the existing car parking and its replacement with soft landscaping, which would be an improvement. The proposal will also introduce a new road within an identified key view, however, subject to landscaping this will not affect the appreciation of this view. Therefore, no harm is identified.

Archaeology

Paragraph 194 of the NPPF (2021) states that: "Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Therefore, given the large site area, the application is accompanied by an archaeological desk based assessment. The County Archaeologist has confirmed that the submitted document is comprehensive and that no pre-determination archaeological investigations are necessary. Appropriate evaluation and potentially mitigation can be secured by condition.

Buildings of local merit and non designated heritage features

The following building of local merit and non designated heritage features are considered of relevance to the heritage assessment of the proposal -

- Building of local merit (non-designated heritage asset) – Coach House (stables) at The Refectory, Portsmouth Road
- Non-designated heritage asset – The Refectory, Portsmouth Road
- Non-designated heritage asset – Milford Village Hall, Portsmouth Road
- Heritage Feature (non-designated heritage asset) – Milestone alongside Portsmouth Road on the corner of Turnpike Cottage

The Coach House (stables) is a 19th century stone faced building with red brick dressings in an H' shaped plan. The centre portion consists of three segmental-headed arches forming an open arcade with coach-house doors behind this. It is located within the complex associated with the Refectory public house but would have historically served Milford House. Its significance relates to its aesthetic value due to its architecture, which despite conversion, retains features which identify the building as

stables and its historic interest due to its association with Milford House including how the wider estate developed and functioned.

The stone carved milestone stands alongside the Portsmouth Road, an old highway which became a turnpike road in 1749, on the corner of Turnpike Cottage's fence and opposite The Refectory. It is a triangular type (Guildford Facet) which was erected by the Kingston & Sheetbridge, 1st District turnpike trust in the 19th century marking the distance from Portsmouth, Hyde Park Corner, Godalming and Liphook (with an OS benchmark). It is historically significant for not only marking the route of a former turnpike but for the measured survey work involved in its construction.

The Refectory is a group of agricultural buildings ingeniously converted by J.H. Fenning of Haslemere in the 1930s into a tearoom/antiques shop for the Sneyers of Milford House. It is considered a non-designated heritage asset due to its aesthetic value in a prominent location at the entrance to the CA from the north east, architecturally, as it is representative of its date with details imported from local demolitions domesticating the agricultural buildings, and historic interest due to its association with Milford House including how the wider estate developed and functioned.

Milford Village Hall was built in the 1930's in the surrey style by Baillie Scott. It is considered a non-designated heritage asset due to its architectural and historic interest having been designed by Baille Scott a leading figure in the arts and crafts movement and as a building which was at the heart of the village community for its commission as a Women's Institute building and for meeting the social and welfare needs of the village by accommodating many educational, social and leisure activities for people of all ages.

The setting for the Dovecot, and The Coach House is considered to consist of the cluster of historic buildings surrounding them and the rural setting to the south east, the application site does not form part of this setting and therefore no harm is identified.

The new road will not remove the milestone's ability to be appreciated as a feature of the turnpike road. Therefore, subject to details of landscaping, to ensure it will not be obscured or damaged by inappropriate planting, no harm is identified.

The proposal will introduce a new road directly opposite The Refectory. However, apart from its visibility from the road and forming part of a visually attractive cluster of historic buildings, its setting relates mainly to the former farm and rural backdrop to the south east. The new road will not remove any of the appreciation for this and therefore no harm is identified.

The proposal will require significant alterations to the infrastructure fronting Milford Village Hall but it would facilitate the removal of the existing car parking and its replacement with soft landscaping which would be an improvement. Therefore, no harm is identified.

Whether heritage harm is outweighed by the public benefits of the scheme

Whilst no harm is identified to any other heritage asset, moderate less than substantial harm is identified to the significance of the Grade II Listed Turnpike cottage due to development within its setting. This harm is proposed to be mitigated by recommended conditions, but would, to an extent, remain.

In accordance with the above stated legislation and policy requirements, the heritage harm should be afforded great weight and only accepted in the event that the public benefits of the scheme outweigh this. In this case, the public benefits of the scheme are considered to be significant. They include the provision of 216 dwellings, an improved shopping and ancillary dining facility for the village, 65 of which would be in an affordable tenure and many of which would be social rented housing which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm, playing pitches and a healthcare hub. Whilst the heritage harm is afforded great weight, it is considered in this instance that the public benefits of the scheme do outweigh this harm. The proposal is therefore considered acceptable in accordance with all of the above stated heritage policies and legislation.

15. Impact on residential amenity of adjoining occupiers

Policy TD1 of the Local Plan 2018 (Part 1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Policy ND7 of the WNP states that: "Development must avoid unacceptable harm to the amenity of existing and future occupants of nearby land, buildings and residences from overlooking, loss of daylight or sunlight or overbearing appearance....."

Retained Policies D1 and D4 of the Local Plan 2002 seek to ensure development does not result in a loss of amenity to neighbouring properties. Policies D1 and D4 are given substantial and full weight respectively due to their consistency with the NPPF 2018.

In general terms, the built development proposed would not be in close proximity to existing residential properties. The proposal adjoins open farmland and green space to the sites north east and north west boundaries.

The proposed farm shop will adjoin squires garden centre to the east and Meadow Close to the west. The proposed building and parking would be sited at a minimum 22m² from the rear boundary of Meadow Close properties, albeit with the new proposed access road in between. The farm shop would significantly intensify the use of this land which is currently open maintained green space. It would also potentially generate noise and disturbance due to parking, deliveries and use of the outdoor high level terraces proposed for the café. The access road would also generate a level of noise and disturbance compared to the existing use. However, as demonstrated by the

submitted noise assessment, it is not considered that the level of additional noise and disturbance would result in unacceptable noise conditions for the occupiers of Meadow Close. This view is supported by the Council's Environmental Health team who have recommended conditions to mitigate potential noise impacts.

The separation distance of the proposed building from the rear boundaries of Meadow Close properties of 22m is considered sufficient to prevent any harm by reason of visual overbearing or loss of light or privacy. It is not considered that a condition for screening of the proposed terraces is necessary given this separation.

The proposed healthcare building and parking area would adjoin Hylands, an existing detached dwellinghouse. The proposed parking could be set back from the boundary when a reserved matters application is received and the existing dwelling is set back within the serving curtilage. This, potentially combined with other mitigation if considered necessary at reserved matters stage, would prevent an unacceptable increase in noise levels experienced within this property. It is also considered that a satisfactory arrangement to prevent harm to this property by reason of overbearing, loss of light or loss of privacy can be achieved at reserved matters stage for this element.

The change of use of the existing farmshop courtyard range to business use would not adversely affect the amenity of the adjacent dwelling when compared to the existing use.

Whilst the site does adjoin dwellings located on the eastern side of Chapel Walk, the proposed development would be sufficiently set back from these in order to prevent adverse harm to these by reason of noise, overbearing or loss of light and privacy.

The site and area of proposed new dwellings would adjoin existing dwellings on Middleton Close and Potters Close to the north west. It is proposed that the new dwellings would be set back from the rear boundary of these properties by at least 10m at this point, with minimum building to building separation distances of 20m. Whilst the proposal does not relate to the provision of an extension to an existing dwelling, the advice in the Residential Extensions SPD is of use in the assessment of residential amenity. It states that: "The general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. These guidelines may be relaxed if the character of the immediate (area) suggests that lesser distances may be appropriate. This will be considered on a site by site basis by a Planning Officer." The window to window distance would therefore be marginally less than that recommended within the SPD and the distance to the rearmost part of the existing rear amenity spaces would be less than 18m. However, given the relatively high density of the existing dwellings, it is not considered that these separation distances would be out of character or likely to result in a harmful alteration of existing levels of mutual overlooking. This distance is, therefore, considered sufficient to prevent visual overbearing and loss of the light or privacy.

The proposal would therefore not result in unacceptable living conditions for the existing occupiers of adjoining sites and is acceptable in accordance with the above stated policies.

16. Acceptability of living conditions for future occupiers, including playspace provision.

Policy TD1 of the Local Plan (Part 1) 2018 states that Furthermore, this policy 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 playspace provision and appropriate facilities for the storage of waste and private clothes drying facilities.

Policy ND7 of the WNP states: “All proposals for new market and affordable homes must demonstrate that they provide good levels of internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this, developments must: (a) Provide an area of external amenity space for each dwelling, that is commensurate to the surrounding area in terms of: i. Private ii. Useable iii. Secure iv. Conveniently located (b) Not expose new residents to unacceptable noise emissions in accordance with relevant Environmental Health Standards. Every flat or apartment should have some private amenity space (including balconies), which must be at least five square metres if it is private external space or three square metres if provided as a balcony. Balconies should have a minimum depth of 1.5m and width of 2m. Where a private garden is proposed for the exclusive use of a dwelling house it should be at least 10m deep and the width of the dwelling. Development proposals should be designed and located in a way which would avoid unacceptable harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk.”

Policy DM5 of LPP2 requires developments to ensure that future occupiers are provided with adequate external and internal amenity space. This includes meeting the Nationally Described Space Standards (NDSS). With regards to external amenity space, it requires that where communal space is provided, this should be 20m² per dwelling or 15m² if the dwellings have balconies. Balconies should be at least 1.5m deep and 2m wide. The space must be private, useable, secure and defensible and appropriately located.

The NDSS would be met for all 216 units. A detailed table demonstrating this for each unit is provided below.

It is noted that the applicant has elected to describe the ‘Upavon’ dwelling type within their plot schedule as a 2B2P unit (i.e. with 2 beds and 2 bedspaces). However, the NDSS require that dwellings of two or more bedspaces has at least one double or twin bedroom, indicating that 2 bedroom units should have at least 3 bedspaces. The

largest bedroom within the 'Upavon' house type is 12m² and 3m in minimum width, indicating that it meets the criteria for a double bedroom. These dwellings are, therefore, considered in the table below as 2B3P units and, at 74m², exceed the minimum requirement of 70m² outlined in the NDSS.

Please note that in the table below the NDSS GIA requirement may vary for some sizes of units, dependant on whether the unit has one or two storeys.

PLOT No.	BED	GIA in M2	NDSS GIA requirement in m2	NDSS, incl bed sizes, met?	TENURE (P/D or A/H)
1	4B6P	128	106	Yes	Private
2	4B7P	144	115	Yes	Private
3	3B4P	90	84	Yes	Private
4	3B4P	90	84	Yes	Private
5	3B5P	101	93	Yes	Private
6	3B5P	101	93	Yes	Private
7	3B5P	101	93	Yes	Private
8	3B5P	101	93	Yes	Private
9	2B3P	74	70	Yes	Private
10	3B4P	90	84	Yes	Private
11	1B2P	59	58	Yes	First Homes
12	1B2P	59	58	Yes	First Homes
13	2B4P	113	79	Yes	Social Rent
14	2B3P	74	70	Yes	Private
15	2B3P	74	70	Yes	Private
16	2B3P	74	70	Yes	Private
17	3B5P	97	93	Yes	Social Rent
18	1B2P	59	58	Yes	Affordable Rent
19	1B2P	59	58	Yes	Affordable Rent
20	2B3P	74	70	Yes	Private
21	2B3P	74	70	Yes	Private
22	3B4P	90	84	Yes	Private
23	3B5P	103	93	Yes	Private
24	3B5P	124	93	Yes	Private
25	3B5P	120	93	Yes	Private

26	4B6P	128	106	Yes	Private
27	5B8P	175	128	Yes	Private
28	4B8P	143	124	Yes	Private
29	3B5P	120	93	Yes	Private
30	4B8P	143	124	Yes	Private
31	3B5P	124	93	Yes	Private
32	3B5P	103	93	Yes	Private
33	1B2P	64	50	Yes	First Homes
34	1B2P	51	50	Yes	First Homes
35	2B3P	62	61	Yes	Shared Ownership
36	2B3P	64	61	Yes	Shared Ownership
37	2B3P	62	61	Yes	Shared Ownership
38	1B2P	51	50	Yes	First Homes
39	2B3P	64	61	Yes	Shared Ownership
40	2B3P	61	61	Yes	Shared Ownership
41	1B2P	50	50	Yes	First Homes
42	1B2P	64	50	Yes	First Homes
43	1B2P	51	50	Yes	First Homes
44	2B3P	62	61	Yes	Shared Ownership
45	2B3P	64	61	Yes	Shared Ownership
46	2B3P	62	61	Yes	Shared Ownership
47	1B2P	51	50	Yes	First Homes
48	2B3P	64	61	Yes	Shared Ownership
49	2B3P	61	61	Yes	Shared Ownership
50	1B2P	50	50	Yes	First Homes
51	2B3P	74	70	Yes	Private
52	2B3P	74	70	Yes	Private
53	2B3P	74	70	Yes	Private
54	2B3P	74	70	Yes	Private

55	2B4P	113	79	Yes	Social Rent
56	2B4P	113	79	Yes	Social Rent
57	4B6P	110	106	Yes	Social Rent
58	4B6P	110	106	Yes	Social Rent
59	1B2P	59	58	Yes	First Homes
60	1B2P	59	58	Yes	First Homes
61	2B4P	113	79	Yes	Social Rent
62	2B4P	113	79	Yes	Social Rent
63	3B5P	120	93	Yes	Private
64	3B5P	113	93	Yes	Private
65	4B8P	155	124	Yes	Private
66	4B7P	138	115	Yes	Private
67	3B5P	103	93	Yes	Private
68	2B3P	74	70	Yes	Private
69	2B3P	74	70	Yes	Private
70	3B4P	90	84	Yes	Private
71	2B3P	74	70	Yes	Private
72	3B5P	113	93	Yes	Private
73	3B5P	124	93	Yes	Private
74	2B3P	74	70	Yes	Private
75	2B3P	74	70	Yes	Private
76	2B3P	74	70	Yes	Private
77	3B5P	120	93	Yes	Private
78	4B8P	143	124	Yes	Private
79	4B7P	144	115	Yes	Private
80	4B6P	128	106	Yes	Private
81	3B5P	103	93	Yes	Private
82	3B5P	103	93	Yes	Private
83	3B5P	113	93	Yes	Private
84	1B2P	59	58	Yes	First Homes
85	1B2P	59	58	Yes	First Homes
86	2B4P	113	79	Yes	Social Rent
87	2B4P	113	79	Yes	Social Rent
88	2B3P	74	70	Yes	Private
89	2B3P	74	70	Yes	Private

90	3B5P	113	93	Yes	Private
91	3B5P	124	93	Yes	Private
92	4B7P	144	115	Yes	Private
93	4B6P	128	106	Yes	Private
94	3B5P	124	93	Yes	Private
95	3B5P	103	93	Yes	Private
96	3B5P	120	93	Yes	Private
97	3B5P	124	93	Yes	Private
98	1B2P	59	58	Yes	First Homes
99	1B2P	59	58	Yes	First Homes
100	2B4P	113	79	Yes	Social Rent
101	2B4P	113	79	Yes	Social Rent
102	3B5P	103	93	Yes	Private
103	4B6P	128	106	Yes	Private
104	5B8P	175	128	Yes	Private
105	4B8P	143	124	Yes	Private
106	4B7P	144	115	Yes	Private
107	3B5P	113	93	Yes	Private
108	4B8P	143	124	Yes	Private
109	2B3P	74	70	Yes	Private
110	2B3P	74	70	Yes	Private
111	1B2P	64	58	Yes	Affordable Rent
112	1B2P	51	58	Yes	Affordable Rent
113	2B3P	62	61	Yes	Social Rent
114	2B3P	64	61	Yes	Social Rent
115	2B3P	62	61	Yes	Social Rent
116	1B2P	51	50	Yes	Affordable Rent
117	2B3P	64	61	Yes	Social Rent
118	2B3P	61	61	Yes	Social Rent
119	1B2P	50	50	Yes	Affordable Rent
120	3B5P	97	93	Yes	Social Rent
121	3B5P	97	93	Yes	Social Rent
122	3B5P	113	93	Yes	Private
123	5B8P	175	128	Yes	Private
124	4B8P	150	124	Yes	Private

125	3B5P	124	93	Yes	Private
126	3B5P	113	93	Yes	Private
127	2B3P	74	70	Yes	Private
128	2B3P	74	70	Yes	Private
129	3B5P	97	93	Yes	Social Rent
130	3B5P	97	93	Yes	Social Rent
131	2B3P	74	70	Yes	Private
132	2B3P	74	70	Yes	Private
133	3B5P	113	93	Yes	Private
134	3B5P	103	93	Yes	Private
135	5B8P	175	128	Yes	Private
136	4B7P	144	115	Yes	Private
137	4B7P	138	115	Yes	Private
138	4B6P	128	106	Yes	Private
139	3B5P	120	93	Yes	Private
140	3B5P	103	93	Yes	Private
141	4B6P	128	106	Yes	Private
142	3B5P	103	93	Yes	Private
143	3B5P	124	93	Yes	Private
144	2B3P	74	70	Yes	Private
145	3B4P	90	84	Yes	Private
146	3B5P	97	93	Yes	Social Rent
147	3B5P	97	93	Yes	Social Rent
148	3B5P	97	93	Yes	Social Rent
149	3B5P	97	93	Yes	Social Rent
150	4B7P	144	115	Yes	Private
151	3B5P	124	93	Yes	Private
152	4B6P	128	106	Yes	Private
153	3B5P	101	93	Yes	Private
154	3B5P	101	93	Yes	Private
155	3B5P	101	93	Yes	Private
156	3B5P	101	93	Yes	Private
157	4B7P	138	115	Yes	Private
158	3B5P	113	93	Yes	Private
159	2B3P	74	70	Yes	Private

160	2B3P	74	70	Yes	Private
161	4B6P	128	106	Yes	Private
162	3B5P	103	93	Yes	Private
163	4B7P	144	115	Yes	Private
164	3B5P	97	93	Yes	Social Rent
165	3B5P	97	93	Yes	Social Rent
166	3B5P	97	93	Yes	Social Rent
167	3B5P	97	93	Yes	Social Rent
168	3B4P	90	84	Yes	Private
169	2B3P	74	70	Yes	Private
170	4B8P	150	124	Yes	Private
171	3B5P	97	93	Yes	Social Rent
172	3B5P	97	93	Yes	Social Rent
173	3B5P	97	93	Yes	Social Rent
174	3B5P	97	93	Yes	Social Rent
175	4B6P	128	106	Yes	Private
176	4B8P	155	124	Yes	Private
177	4B7P	144	115	Yes	Private
178	4B8P	143	124	Yes	Private
179	4B7P	138	115	Yes	Private
180	4B8P	155	124	Yes	Private
181	4B7P	138	115	Yes	Private
182	4B7P	144	115	Yes	Private
183	4B6P	128	106	Yes	Private
184	4B8P	143	124	Yes	Private
185	5B8P	175	128	Yes	Private
186	4B8P	150	124	Yes	Private
187	3B5P	113	93	Yes	Private
188	4B7P	144	115	Yes	Private
189	4B6P	128	106	Yes	Private
190	4B7P	138	115	Yes	Private
191	3B5P	120	93	Yes	Private
192	4B7P	144	115	Yes	Private
193	4B7P	138	115	Yes	Private
194	4B8P	143	124	Yes	Private

195	4B6P	128	106	Yes	Private
196	5B10P	208	128	Yes	Private
197	5B10P	210	128	Yes	Private
198	5B9P	210	128	Yes	Private
199	5B10P	210	128	Yes	Private
200	4B8P	150	124	Yes	Private
201	4B7P	144	115	Yes	Private
202	5B8P	175	128	Yes	Private
203	4B7P	138	115	Yes	Private
204	4B8P	143	124	Yes	Private
205	3B5P	124	93	Yes	Private
206	5B10P	208	128	Yes	Private
207	5B10P	210	128	Yes	Private
208	5B10P	208	128	Yes	Private
209	4B8P	143	124	Yes	Private
210	5B9P	210	128	Yes	Private
211	5B10P	208	128	Yes	Private
212	4B8P	155	124	Yes	Private
213	4B6P	128	106	Yes	Private
214	2B3P	74	70	Yes	Private
215	2B3P	74	70	Yes	Private
216	4B7P	144	115	Yes	Private

With regards to amenity space, the vast majority of the proposed houses would be provided with an attached private garden of at least 10m over the width of the house (albeit with some irregular shapes as the perimeter block layout dictates.) One plot, number 20 would have a garden of only 8.5m and there would be a further 8 plots with smaller gardens. These 8 plots are within 4 pairs of the 'Winterbourne' house type which are one bed units and sit on corner plots attached to two bedroom units accessed via the perpendicular road. For each pair, one of the plots would not have direct access to a garden, but it would be in relatively close proximity beyond the other attached plot. Given that these are smaller units and represent a very small proportion of the 216 units proposed, it is considered that sufficient amenity space would be provided for the houses overall in general conformity with WNP Policy ND7.

The communal space provided for the three blocks of 9 flats each also needs to be considered. The usable, fenced off communal amenity space for each block (i.e. not that to the front of the dwellings or unusable sections to the side) would be 128m²,

145m² and 137m². All of the flats would have private balconies or patios and the communal amenity space requirement under LPP2 Policy DM5 would be 15m² per flat, or 135m² in total. Two of the proposed blocks would exceed this and the other would provide usable amenity space very close to this requirement. Policy DM5 also specifies that balconies should be at least 1.5m deep by 2m wide. All of the proposed balconies and patios would meet these dimensions. Overall, it is therefore considered that the external amenity space provision for the residential element of the scheme would be acceptable.

With regards to the provision of playspace, LPP1 Policy LRC1 states that: “The Council will encourage the provision of new open space, sports, leisure, and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the most up to date assessments. Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust standards as set out in Table 1.” This requires new development of over 200 dwellings to provide a Neighbourhood Equipped Area of Play (NEAP) of 1000m² with dimensions of 31.6 squared and 30m buffer zones to residential accommodation.

WNP requires that major developments provide “Creation of new play areas proportionate to the type and scale of development”.

The NEAP would be provided within the central green area. Whilst it would not be in the perfect square shape indicated in the policy, it is considered that it would be sufficiently wide at 24m, with 26m in length. The full 1000m² of play area necessary for a LEAP would be provided. A buffer zone of 30m would be maintained around the NEAP, albeit with two dwellings coming slightly within the area at 26m away from the NEAP boundary. It is not considered that this minor reduction in buffer distance would be likely to result in any quantifiably different impact on the dwellings in noise and disturbance terms. The NEAP is considered to be acceptable. A LAP of 100m² would also be provided to the back of the farmshop. The level and quality of playspace provision for the site overall is considered acceptable.

The proposal is therefore considered acceptable with regards to internal and external amenity space provision, as well as playspace provision. It is noted that all units would have good access to green space with the areas provided within the site and the proposed SANG to the north. The proposed playing pitches would also provide a significant sporting offer in close proximity. The proposed layout indicates that all units would have sufficient outlook and light and mutual overlooking avoided.

17. Transportation considerations

Policy ST1 of the Local Plan (Part 1) 2018 states that development proposals should seek to maximise opportunities for and encourage the use of sustainable transport. Both Waverley and Surrey have published guidance with regards to suitable levels of parking for new development.

WNP Policy T2 states that: “As appropriate to their scale, nature and location proposals for major development should: (a) Maintain the quality and convenience of pedestrian and cycle routes and introduce new features to enhance the quality and convenience of these routes; (b) Maintain and where practicable enhance safety for road users, cyclists and pedestrians; (c) Incorporate design features that manage the speed of traffic, appropriately reducing speeds in certain locations without causing congestions; (d) Provide good visibility splays (without signage obscuring visibility); (e) Allow for adequate turning space (where appropriate); (f) Be of a sufficient layout to prevent congestion at junctions e.g. through careful use of traffic management measures; (g) Be designed in a way that limits impact on traffic flow on existing roads; (h) Support emergency vehicle access at all times; (i) Support the convenient access of servicing and delivery vehicles; and be safely integrated with routes for pedestrians and cyclists. Improvements to existing road junctions to accommodate increases in traffic arising from new development are supported.”

WPN Policy T1 states that major development should improve the pedestrian and cycle environment, including where the opportunity exists, relating this to broader and comprehensive approaches to movement. Policy T3 requires new development to provide appropriate residential and visitor parking in line with Waverley Parking Guidelines (2013) and with 10% of spaces as visitor spaces. The Policy also requires non residential parking to be provided in accordance with Surrey County Council guidance and outlines support for proposals which increase parking capacity in the village centres. Policies T4 and T5 require major developments to be accompanied by a Transport Assessment (TA) and agreed Travel Plan. Policy T6 supports the provision of a cycling ‘greenway’ to Godalming and Guildford, whilst Policy T7 states that measures to improve accessibility to the transport network for those with limited mobility will be supported.

LPP2 Policy DM9 requires that development proposals meet a number of criteria to promote sustainable transport modes and patterns for all users of the Highway network.

With regards to parking, the submitted plot schedule indicates that 534 parking spaces would be provided in total, with 461 being external to garages and 46 visitor spaces provided. 488 of these would be allocated residential spaces, including within garages. The WBC Guidelines (required by WNP policy) require that different numbers of spaces are provided to serve new residential units dependant on both their location and their size. These are outlined in the table below in order to demonstrate requirements for the development.

Unit size	No proposed from plot schedule	Rest of Waverley standard	Resultant requirement
1B	22	1	22

2B	54	2	108
3B +	140	2.5	350
Total	216	n/a	480

The proposal would therefore meet the requirement for residential parking. In addition, 46 visitor parking spaces would be provided which represents 10% of the 461 external parking spaces which would be provided. This is in line with the requirement of WNP Policy T3.

The parking plan indicates that 49 parking spaces would be provided to serve the proposed healthcare hub. The submitted Transport assessment states that; *“The proposed doctors surgery and Rural Business Hub are both outline and therefore exact car and cycle parking provision will be confirmed within a reserved matters application.”* It is therefore presumed that the 49 spaces indicated would also include some provision for the rural business hub. The layout and appearance of this aspect of the development is reserved so this figure can only be taken as indicative at present. WNP Policy T1 requires non residential parking to be provided in accordance with Surrey County Council guidance The Surrey guidance identifies different requirements for C1 – residential institutions (i.e. hospitals) and D1 institutions (i.e. doctors practices and outpatient day facilities. Policy A1 of the WNP identifies a requirement for GP and outpatient facilities within Milford so it is presumed that the hub would fall within use class D1. The parking requirement for doctors surgeries is based upon the number of consulting rooms provided. Given that this is a matter of layout, which is a reserved matter, the proposal cannot therefore be assessed against the Surrey Guidance in full. The acceptability of the level of parking proposed would need to be assessed when all details are confirmed at reserved matter stage.

The proposed new farm shop would be served by 130 parking spaces accessed from Portsmouth Road. The provision would include 6 spaces suitable for wheelchair users. The applicant has based their assessment of the required parking on the gross floor area for the farm shop and associated servicing areas only (i.e the ground floor of the building, which has a GFA of 2050 sqm) This gives a parking requirement (maximum) of 146 spaces. The TA acknowledges that the proposed provision of 130 is below this, but argues that this is acceptable given the local improvements to walking and cycling between the site and the surrounding area, that would be provided as part of the overall development. The County Highway Authority Officer has informally expressed the view that the café is ancillary to the farm shop, and it is therefore reasonable to base the parking provision on the farm shop GFA which will be the main trip attractor. The site is in a highly sustainable location, easily accessible by sustainable modes of travel, and it is recommended that a Travel Plan would be secured by legal agreement to ensure that measures to encourage customers and staff to travel to the site by sustainable modes are in place. This view is supported by Waverley officers. Given all of these considerations, the proposal is therefore considered acceptable in this regard.

WNP Policy T1 outlines support for proposals which increase parking capacity in the village centres. The proposal would include 10 parking spaces near the main access to the development, including two spaces suitable for wheelchair users, which are identified as being allocated for those accessing local shops and services. This provision is supported.

The plans do not indicate any parking provision for the proposed business hub. The Surrey guidance for business uses states “A maximum range of 1 car space per 30 square metres to 1 car space per 100 square metres depending on location.” The footprint of the building proposed for change of use is 489m². The submitted Transport assessment states that; *“The proposed doctors surgery and Rural Business Hub are both outline and therefore exact car and cycle parking provision will be confirmed within a reserved matters application.”* The business hub would also be located centrally within Milford. It is therefore considered that the overall provision would be acceptable.

The plans show the provision of 30 parking spaces accessed from Eashing Lane adjacent to the new playing pitches which are proposed within Guildford Borough Council’s area. The Surrey guidance states that ‘Field sport clubs’ should provide “1 car space per 2 playing participants **or** individual assessment/justification.” The submitted transport assessment states that the number of spaces provided would exceed the 14 required to serve the 2 proposed 7 a side junior pitches with 28 players on pitch at any one time). The provision has also been increased in line with the requirements of the Milford Pumas following consultation with the applicant. This provision is therefore considered to be acceptable. The Highway Authority has considered this provision and found it acceptable, subject to a condition for a car park management plan to cover the worst case scenario with parking demand. This is recommended condition 55.

The Highway Authority have stated that: “Overall, it is considered that the applicant’s Transport Assessment provides a robust and realistic assessment of the impact of the proposed development on the local highway network. The assessment has addressed the transport requirements of the National Planning Policy Framework, specifically with regard to ensuring safe and suitable access for all people, maximising sustainable transport opportunities, and demonstrating that the residual cumulative impact of the development would not be severe. The proposed development will preserve or enhance highway safety, help manage traffic capacity and encourage the use of public transport, walking and cycling.”

Having regard to the comments from the County Highway Authority comments the proposal is therefore considered acceptable with regards to the above stated transport related policies.

18. Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 relates to flood risk management and states that development must be located, design and laid out to ensure that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere. The Policy also states that sustainable drainage systems (SuDS) will be required on major developments.

WNP Policy NE4 requires the provision and maintenance of SuDs.

The site is not within a zone which is identified as being at a high risk of flood. The EA have therefore confirmed that they do not wish to review the application. A Flood Risk Assessment has been submitted with the application given the scale of the proposal. This indicates that the site is in flood zone 1, indicating that there is not a risk of fluvial (river) flooding. The vast majority of the site is also in a very low risk area for surface water flooding, with a small area of higher risk adjacent to the Squires garden centre where the farm shop access road is proposed. However, suitable mitigation would be provided through the SUDS strategy. The report concludes that: "It is considered that the above measures and the development of the site will not result in any significant loss of floodplain storage and will not increase the risk of surface water flooding to existing parties within the vicinity of the site or downstream."

The LLFA have indicated that they have no objection to the proposal, subject to conditions.

The proposal is therefore considered acceptable with regards to flood risk and drainage.

19. Impact on the Wealden Heaths SPA

The site is within 2km of the Wealden Heaths buffer zone and would result in an increase in the number of people permanently residing on the site. Assessment and mitigation for the impact of the development on its integrity is therefore required. A separate planning application for SANG, on land immediately adjoining the site to the north, has been submitted to Guildford Borough Council. Natural England have confirmed that the SANG management plan for that application is acceptable. Guildford Borough Council have confirmed that they will take on management responsibilities for the SANG. Guildford officers have confirmed that the application for change of use to SANG will be subject to a legal agreement which makes provisions for the long term maintenance of the SANG. A planning condition is, however, required in association with this Hurst Farm main application to ensure that no occupation of any residential development on the site takes place before the SANG is provided.

It is noted that Natural England have confirmed that a SAMM (Strategic Access Monitoring and Management) contribution is not required as no the site is not within the Thames Basin SPA buffer zone and a SAMM procedure has not been set up for development within the Wealden Heaths buffer zone.

An Appropriate Assessment has been completed and agreed by Natural England. Subject to the recommended condition, the impact of the proposal upon the SPA is considered acceptable.

20. Biodiversity, including tree impacts and biodiversity nett gain

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.

WNP Policy NE3 requires that urban and rural biodiversity is protected and enhanced and requires that developments provide a biodiversity nett gain (BNG).

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application is accompanied by an Ecological Impact Statement and a Biodiversity Nett Gain (BNG) Assessment. The BNG assessment indicates that the scheme can achieve a 10% nett gain in accordance with LPP2 Policy DM1. This is supported and is recommended to be secured via condition.

An active bat roost has been identified within the existing 'black barn' which is proposed for demolition on the part of the site where the new healthcare facility would be provided. Details will not be finalised until an application comes forward for the detailed design of that building, but an alternative new bat loft would be provided. Surrey Wildlife Trust have confirmed that this is acceptable subject to appropriate details coming forward for a replacement bat loft at a later design stage.

Surrey Wildlife Trust have confirmed that the impacts on wildlife would be acceptable, subject to suitable mitigation being secured for SANG impacts and the imposition of conditions to prevent and mitigate wildlife harm.

Having regard to the information submitted and the consultation response from Surrey Wildlife Trust Officers consider that subject to conditions the proposal would be acceptable with regards to ecological matters.

21. The sustainability of the proposed development

Policy DM2 requires new development to meet part L of the building regulations in relation to heating and energy. The applicant has indicated that this will be met and provided a detailed Energy Statement. Further detail regarding compliance with the conditions would need to be secured by condition.

A condition is also recommended to ensure sustainable water use within the development, restricting this to 110l per head. Thames Water will also require an Infrastructure Delivery Plan as the network is not currently sufficient to serve more than 40 additional dwellings. It is recommended that this is also secured by condition.

A condition is also recommended to ensure that the development provides the highest speed broadband. The provision of Electric Vehicle Charging Points to serve each dwelling would also be secured is a requirement under Building Regulation and therefore does not need to be a condition.

The proposal is therefore acceptable with regards to the above sustainability policies.

22. Air quality impact

WNP Policy T4 states that the air quality impacts of major developments should be assessed at application stage.

The application is accompanied by an updated Air Quality Assessment. This determines that the predicted changes in NO₂, PM₁₀ and PM_{2.5} concentrations as a result of the operation of the proposed development are below the relevant air quality standards and the impact not significant. Furthermore, future occupants and users of the proposed development will not be exposed to poor air quality. The findings and conclusions are accepted by the Council's Environmental Health Team. It is therefore considered that the proposal is acceptable with regards to air quality impacts, subject to the recommended conditions of the Environmental Health Team.

23. The overall planning balance

The adoption of LPP2 Policy DS14 indicates that the principle of the development is acceptable. Whilst there will be some loss of landscape value in developing the site this is not considered to result in significant harm.

Moderate less than substantial harm to the significance of the Grade II Listed Turnpike Cottage has been identified, whilst it has been concluded that this harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme. Appropriate mitigation is available for the potential impact on the integrity of the Wealden Heaths SPA. A bat roost would be lost from an existing building to be demolished but appropriate mitigation could be provided in the form of a replacement bat loft. The proposal is considered satisfactory and neutral in all other regards, not resulting in other discernible harms.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include particularly the provision of 216 dwellings, 65 of which would be in an affordable tenure and many of which would be social rented housing

which is the preferred affordable rental tenure. The proposal would also provide significant new green space and public realm, playing pitches and a healthcare hub. In addition, the Council has recently confirmed that, with a basedate of 20th February 2023, there is not a demonstrable 5 year housing land supply. 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.

In the case of the current proposal, this is not the case and the benefits would substantially outweigh the identified harms (presuming that the outstanding issues identified above will be addressed prior to the committee meeting.)

24. Response to third party representations

The majority of the comments received are addressed in the body of the report above. It is noted that a representation has been received stating that the applicant should be required to buy credits within the SANG adjacent to the area where SANG is currently proposed because it is reliant on footpaths within the adjacent SANG to meet SANG criteria.

On this matter, Natural England have stated that: " I do not have any comments on the question regarding the developer needing to pay into the adjacent SANG. We have given our approval for the Hurst Farm/ Secrett's SANG design because the SANG capacity proposed meets the needs of the development being proposed. The SANG offers wider connectivity and enhances the already present SANG. However, it is not for us/ NE to comment on this query over payments towards the established SANG, this is for the current developer and the adjacent SANG operative to figure out between them." The Guildford Borough Council SANG officer has also commented that the SANG guidelines do not require new SANG to pay into an existing SANG with which it would form a network.

Given that the SANG proposed in Guildford would provide the capacity to meet the needs of the proposed development, it is not considered that, in this instance, the Local Planning Authority should place a requirement on the developer to buy credits within an adjacent SANG scheme. However it is necessary for SANG provision to mitigate the impact of the development and therefore it will be necessary to impose a grant condition requiring the applicant to demonstrate SANG provision prior to first occupation of the first dwelling.

25. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan. As such, it is recommended that planning permission is granted.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to the completion of a legal agreement with Heads of Terms as indicated in the report and to a schedule of conditions as below or any amendments to the wording.

The proposed Heads of Terms for the legal agreement are:

- Provision of affordable housing
- Provision of health facility
- Maintenance of open space, landscaping and public realm
- Provision of PROW through the site
- Maintenance of SUDs and playspace
- Residential Travel Plan
- Farm shop Travel Plan plus monitoring fee for this and residential travel plan
- Car club scheme
- Sustainable travel vouchers for new householders
- Footway/cycleway to Franklyn Way (Indicative details have been submitted for the route of the link. A land ownership plan has been submitted by the applicant to confirm that they own all of the relevant land.)
- £20,000 for Portsmouth Road/Guildford Road/Old Elstead Road signalised junction optimisation
- £200,000 Milford Active Travel and Sustainable Transport improvements contribution
- Eashing Lane traffic calming measures and crossing (GBC area)

Conditions

1. Condition

The plan numbers to which this permission relates are:

1504 95; 51; 90-1; 90-2; 97D; 100-1 D; 100-2 D; 100-3 D; 101 D; 105 A; 106 A; 107 A; 108 A; 109 A; 98 C.

HT-UP-01A; 02A; 03A; 04A; As-01A; 02A; Sa-01; 02; Sa-Up-01B; 02 A; Sa-Up-x2-03A; 04; Ma-01A; 02A; He-01B; 02C; 03A; Lt-01A; 02B; Bu-01A; 02B; Go-01B; 02C; 03B; Lo-01A; 02A; Mn-01A; 02A; Dr-01C; 02C; 03B; Ki-01A; 02A; Lc-01A; 02A; Sc-02B; 03A; A-01; 02; Su-01B; 02; C-01B; 02C; 03A; Wi-2B-01B; 02B; Wi-2B-x2-03B; 04B; 05B; 06B; Wi-Ra-01A; 02; 2B-01B; 02B; Ra-01B; 02A; Wo-01A; 02.

6406-MJA-SW-XX-DR-C (all rev P3 unless stated) 001; 002; 003; 004; 005; 006; 010 P2; 011 P2; 030; 031; 040; 041; 101 P2; 102 P2; 103 P2; 104 P2; 105 P2; 106 P2; 150 P1; 201 P1; 202 P1; 500; 501; 502; 503; 750 P1; 751 P1.

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

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1), Policy ND5 of the Witley Neighbourhood Plan (2020) and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

3. Details of the appearance, landscaping, layout and scale of the outline element of the development (being the healthcare hub and surrounding land shown on plan 1504 100-1 Rev D), hereinafter called "the reserved matters" shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

4. The application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission.

Reason: To comply with the requirements of Town and Country Planning Act 1990 (as amended).

5. Prior to the commencement of the development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This shall identify the location of the phases and a programme for the implementation of the phases. The development shall be implemented only in accordance with the submitted phasing plan.

Reason: To assist with the delivery of the scheme in accordance with the objectives of the NPPF, 2021.

6. Concurrently to the submission of the reserved matters application, a floor plan for the proposed business hub and details of parking provision of the business hub, shall be submitted to the Local Planning Authority for written approval. The business hub shall be provided in full accordance with the approved details and shall not be occupied until the parking has been provided in accordance with the approved details.

Reason: To ensure that details of the use of this space are provided and are satisfactory in accordance with Policy DS14 of the Local Plan (Part 2) 2023.

7. The proposed new farm shop, located in the south eastern portion of the site adjacent to Meadow Close, shall be used only for food retail (with ancillary café function) and for no other purposes within class E.

Reason: To protect the retail vitality of Milford, accord with the site allocation and prevent uses for which the direct impacts have not been assessed. This is required in accordance with Policies DS14 of the Local Plan (Part 2) 2023 and Policy E1 of the Witley Neighbourhood Plan (2020).

8. Prior to the commencement of above ground works for each phase of the development, details of the proposed materials for use on the external elevations of all buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details should include samples and product specifications, and sections showing joining methods where cladding is to be provided. The development shall only be implemented in full accordance with the approved details.

Reason: To mitigate the landscape impact of the development, mitigate impact on heritage assets and provide a visually acceptable development that is appropriate within the context of Milford in accordance with Policies RE3, TD1 and HA1 of the Local Plan (Part 1) 2018, Policies ND5, ND6, HC1, HC2 and HC3 of the Witley Neighbourhood Plan (2020) and Policy DM4 of the Local Plan (Part 2) 2023.

9. No development within the area for each phase (approved in accordance with condition 5) shall take place until the applicant has secured the implementation of a programme of archaeological work for the area of that phase in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing. Once approved the development shall be completed in accordance with the agreed details. Should a need for further investigation be identified, this shall be carried out in accordance with a specification which has previously been approved and no development works in that phase area shall commence unless and until the Local Planning Authority confirms in writing that all archaeological works for that phase are fully satisfied.

Reason: To ensure that the archaeological value of the site is fully explored in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and paragraph 194 of the NPPF 2021.

10. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance 2 with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main. This condition is necessary to avoid potential adverse impact on local underground water utility infrastructure in accordance with Policy ND10 of the Witley Neighbourhood Plan (2020).

11. No more than 40 dwellings shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The details are therefore necessary in accordance with Policy ND10 of the Witley Neighbourhood Plan (2020).

12. Prior to the commencement of any works on site, including site preparatory works, demolition, and construction activities, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that (a) any Construction, Demolition and Excavation Waste (CD&E waste) arising from the development is limited to the minimum quantity necessary; and (b) opportunities for re-use and recycling of CD&E waste on the application site are maximised.

Reason: To minimise waste and comply with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

13. Prior to the first occupation of each building hereby consented, refuse and recycling facilities shall be provided for that building in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning

Authority. Areas identifies for refuse and recycling storage shall be retained for this purpose for the lifetime of the development.

Reason: To ensure the provision of appropriate waste facilities in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

14. No development shall take place within any phase of the development until a Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The plans can be part of a broader site Construction Management Plan but should detail all potential sources of particulate emissions and include appropriate mitigation measures, as detailed in the Air Quality Assessment (WSP; Project No.: 62261649; Nov 2022).

Reason: To prevent adverse air quality impact in accordance with Policy T4 of the Witley Neighbourhood Plan.

15. There shall be no burning of any waste or other materials on the site during the construction phase.

Reason: To prevent adverse air quality impact in accordance with Policy T4 of the Witley Neighbourhood Plan.

16. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a. An indicative programme for carrying out of the works
 - b. The arrangements for public consultation and liaison during the construction works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - e. the parking of vehicles of site operatives and visitors
 - f. loading and unloading of plant and materials
 - g. storage of plant and materials used in constructing the development
 - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - i. wheel washing facilities
 - j. measures to control the emission of dust and dirt during construction
 - k. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

17. The noise mitigation measures recommendation in the report entitled 'Land at Hurst Farm, Milford, Noise impact assessment' dated August 2022 shall be implemented on site in full.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

18. No construction activity which is audible outside the site boundary shall take place outside the following hours:- 08:00 – 18:00 Mondays – Fridays; 08:00 – 13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

19. No construction deliveries shall be taken at or dispatched from the site outside the hours of 08:00-18:00 Monday- Fridays, 08:00-13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason: To prevent adverse environmental impacts during the construction phase in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

20. No floodlights or other forms of external lighting shall be installed on site without the prior permission in writing of the local planning authority.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

21. All deliveries to the proposed farm shop shall be conducted between 8am and 5.30pm Mondays to Saturdays and 10am to 4pm on Sundays.

Reason: To prevent adverse environmental impacts in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and NE1 of the Witley Neighbourhood Plan (2020).

22. 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 prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

23. 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 22 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason: To prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

24. 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 22, 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 22 of this permission. b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 22. c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 23.

Reason: To prevent land contamination pollution risk to future occupiers, the public and wildlife in accordance with Policy NE1 of the Witley Neighbourhood Plan (2020).

25. Prior to the commencement of development hereby approved full details of the proposed Neighbourhood Equipped Area of Play and Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the timescale for provision. Implementation shall be undertaken in accordance with the phasing plan to be submitted for approval.

Reason: To provide a satisfactory access to play opportunities in accordance with Policy LRC1 of the Local Plan (Part 1) 2018.

26. Prior to the first occupation of any dwelling hereby consented, a scheme to demonstrate that water use would not exceed 110l per person per day shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan 2018 (Part 1).

27. Prior to the commencement of above ground works on any residential phase of the scheme (as approved in accordance with condition 5), detailed final Target Emission Rate (TER) figures in accordance with Part L of the Building Regulations 2021 shall be submitted to the Local Planning Authority and approved in writing for each individual dwelling. The development shall only be constructed in full accordance with the approved details.

Reason: To demonstrate that the submitted energy statement will be adhered to and the proposal will comply with Policy DM2 of the Local Plan (Part 2) 2023.

28. 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 NonStatutory 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 and 10% allowance for urban creep, 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 5.4l/s/ha.
 - 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - 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.

The proposed SUDs shall be provided on site in full in accordance with the approved details.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

29. 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 constructed to the National Non-Statutory Technical Standards for SuDS.

30. No development shall commence for any phase above damp proof course level until a detailed landscaping scheme, including the retention of existing landscape features, has been submitted and approved in writing by the local planning authority for that phase. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme and implementation programme. Any landscape that dies within the first 5 years from occupation shall be replaced with similar planting.

Reason: In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DS14 of the Local Plan (Part 2) 2023.

31. Prior to the first occupation of the dwellings hereby permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no development as defined within Part 1 of Schedule 2, Class B of that order, shall be carried out on the site without the written permission of the Local Planning Authority.

Reason: To prevent visual dominance and harm to the visual amenity and thereby to comply with the requirement of Policy ND6 of the Witley Neighbourhood Plan and Policy TD1 of the Local Plan (Part 1) 2018.

33. The proposed farm shop and ancillary dining facilities shall not be open to customers other than between the hours of 0800 to 1730 hours Monday to Saturday and 1000 to 1600 hours on Sundays.

Reason: To prevent noise disturbance in accordance with Policies DM1 and DM5 of the Local Plan (Part 2) 2023.

34. Prior to the first opening of the farm shop and ancillary dining facilities for use by customers, details of the proposed screening to be provided to the terraces/balconies shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be provided in full accordance with the approved details prior to the first use of the farm shop and ancillary dining facilities by customers, and retained at all times.

Reason: To provide a visually acceptable design and to prevent overlooking in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023.

35. Prior to the first occupation of each building/group of buildings hereby described, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating –

- That Secure By Design accreditation will be achieved for the residential element
- That Secure By Design accreditation will be achieved for all commercial elements (which for avoidance of doubt can be submitted individually for each building/group of buildings to prior to occupation of that building only)
- That a Park Mark accreditation is obtained for the Doctors surgery car park.
- That the emergency access point gate is to the LPS1175 SR4 standard.

The provisions necessary to meet the standard shall be provided in site prior to the first occupation of each building or within such other timescale as is approved in the submitted documents.

Reason: To ensure that safe spaces and buildings are created in accordance with Policy DM7 of the Local Plan (Part 2) 2023 and ND8 of the Witley Neighbourhood Plan 2021.

36. Prior to the first use of the farm shop by customers a landscaping plan for car park and new access road shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be provided on site in accordance with the approved timescales prior to the first use of the farm shop by customers.

Reason: To mitigate harm to the heritage significance of Turnpike Cottage by development within its setting in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

37. Prior to above ground works to construct the farm shop building drawings to a scale not smaller than 1:5 fully describing the roof details shall be submitted to and

approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details which should include sections through: - roof ridges - hips - eaves - verges - flat roof perimeters

Reason: To mitigate harm to the heritage significance of Turnpike Cottage by development within its setting in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

38. Prior to the first occupation of each phase of the development approved in accordance with condition 5 of this consent, a report confirming that a biodiversity nett gain of 10% or more has been achieved for that phase shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity nett gain shall be provided across the scheme in accordance with the Technical Note Biodiversity Nett Gain by AA Environmental Report Reference 173221, dated February 2023.

Reason: To provide an appropriate biodiversity nett gain in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

39. No development shall commence apart from enabling works (demolition, services/utilities, haul road construction, compound set up) unless and until the Farm Shop vehicular and pedestrian/cycle site access onto the A3100 Portsmouth Road has been constructed, in general accordance with Icen Drawing No. 01 Rev J, and subject to the Highway Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently retained.

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

40. The farm shop shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked, for the loading and unloading of delivery vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading/unloading area, and turning areas shall be retained and maintained for their designated purpose.

Reason: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

41. The healthcare facility shall not be first brought into use unless and until space has been laid out within the site in accordance with a scheme to be submitted to and

approved in writing by the Local Planning Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

42. 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: To provide safe parking in accordance with Policy T3 of the Witley Neighbourhood Plan (2021).

43. 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 for residential and non-residential land-uses. shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then provide an example of the arrangement and plans for cycle parking provision for one of each house type for discharge before 1st occupation of each house type, and prior to the non-residential land-uses being first brought into use/opened for trading.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1, T2 and T6 of the Witley Neighbourhood Plan (2021).

44. The development hereby approved shall not be first occupied unless and until a scheme detailing the provision of uncontrolled pedestrian crossings at all junctions on the main spine loop road, including crossing points to enable pedestrians to walk from one side of the spine road to the other, has been submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved scheme.

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

45. The development hereby approved shall not be first occupied unless and until a scheme detailing the surfacing material and the surface water drainage strategy for the 3.0m wide shared footpath/cycle paths within the site, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved scheme.

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

46. 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) measures to prevent deliveries at the beginning and end of the school day (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

47. No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

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

48. Prior to the Farm Shop being first opened for trading a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Site deliveries and servicing shall thereafter be carried out in accordance with the approved plan.

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

49. Prior to the commencement of the development including the demolition of any building or felling of any tree with an identified bat roost, a detailed bat mitigation strategy including
- location of 'bat loft' for the impacted bat roosts
 - a Sensitive Lighting Management Plan and
 - a habitat connectivity map and plan showing the retention/enhancement of important habitats for bats,
- shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be provided in full accordance with the approved documents within such timescales as are identified within it.

Reason: To mitigate potential harm to bats in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

50. Prior to the commencement of the development a Landscape and Ecological Management Plan (LEMP), to include habitat enhancement for birds and demonstration of compensation for hedgerow loss, shall be submitted to and approved in writing by the Local Planning Authority. All measures identified within the approved documents shall be carried out in full in accordance with the timescales identified within it.

Reason: To prevent and mitigate harm to features of ecological value in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

51. Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP), to include:
- Pre-commencement site survey and good practice construction measures for badgers
 - Consideration of nesting birds
 - Precautionary measures and soft felling for impacted trees with low bat roosting potential
 - Precautionary method of working for reptiles,
- shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in full accordance with the approved details.

Reason: To prevent and mitigate harm to features of ecological value in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

52. No dwelling within the proposed development shall be occupied unless and until the SANG proposed within application 21/P/02674 to Guildford Borough Council has been delivered in full.

Reason: To mitigate the impact due to increased recreational pressure of the development upon the Wealden Heaths Special Protection Area in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

53. No dwelling within the proposed development shall be occupied unless and until the Sports pitches within application 22/P/01409 to Guildford Borough Council have been delivered in full.

Reason: To ensure that the creation of new sports pitch facilities is made in accordance with Policy DS14 of Local Plan (Part 2) 2023.

54. Prior to first occupation of any dwelling hereby approved details of the SANG provision shall be submitted to and approved by the local planning authority. These details shall include full information relating to how the land will be retained and maintained in perpetuity as SANG

Reason: Without the provision of appropriate SANG the proposal (in combination with other projects) would have a likely adverse effect on the integrity of the Wealden Heaths Special Protection Area in that it is now widely recognised that increasing urbanisation of the area round the SPAs has a continuing adverse effect on the interest features, namely the Nightjar, Woodlark, Dartford Warbler, the three internationally rare bird species for which they are classified. Accordingly, the provision of appropriate SANG is necessary for the planning authority to be satisfied that Regulation 64 of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations) applies in this case, and that the proposal complies with Policies NE1 and NE3 of the Local Plan Part 1 (2018).

Informatives

1. Demolition of a building with a bat roost is proposed. This work must only be undertaken in full accordance with a licence which has previously been obtained from Natural England for the works
2. Community Infrastructure Levy (CIL). The development hereby permitted is CIL liable. 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended). Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges. For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
3. '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.

4. 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.
5. 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.
6. 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.
7. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
8. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
9. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
10. 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.

11. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
12. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
13. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
15. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
16. 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>

17. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
18. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
19. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
20. With regards to working near the strategic water main, please read Thames Water's guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Waters pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
21. Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (i.e. Sprinklers, Water Mist etc.) as part of a total fire protection package to:
 - protect life;
 - protect property, heritage, the environment and our climate;
 - help promote and sustain business continuity; and
 - permit design freedoms and encourage innovative, inclusive and sustainable architecture.The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens.

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