

SCHEDULE "A" TO THE AGENDA FOR THE
CENTRAL PLANNING COMMITTEE
9 DECEMBER 2009

Applications subject to public speaking.

Background Papers (DoP&D)

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications, but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

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| A1. WA/2009/1427
Wates Developments Limited
02/10/2009 | <u>Erection of 18 dwellings (including 7 affordable dwellings) together with landscaping, access improvements and associated works following demolition of existing buildings, structures and hard standing at Land At Shackleford Mushroom Farm, Peper Harow Lane, Shackleford</u> |
|--|---|

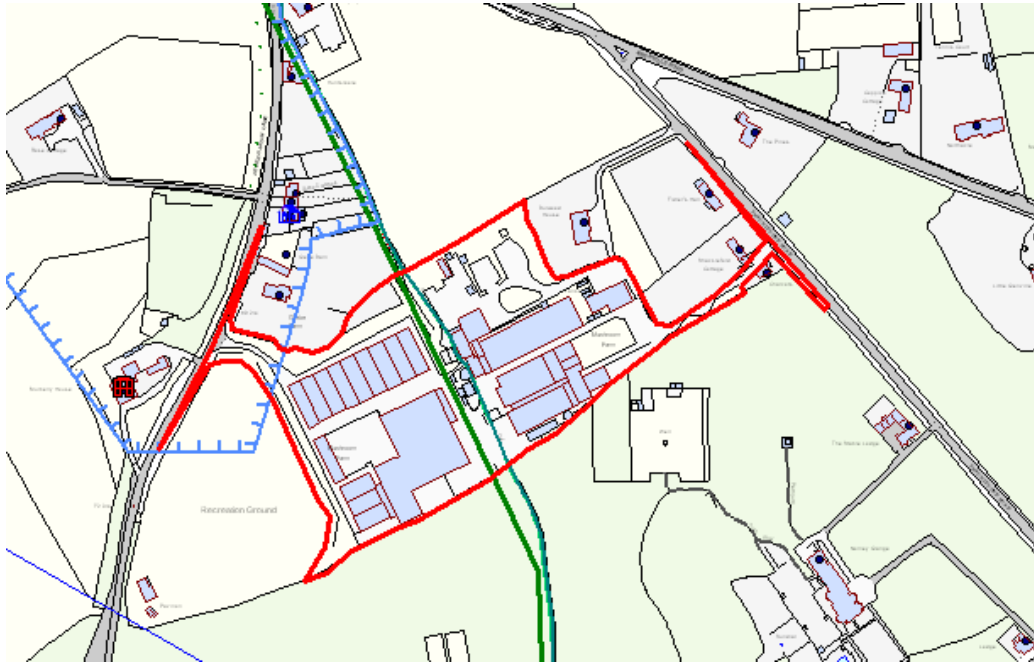
Grid Reference: E: 493273 N: 144468

Parish : Peper Harow
Ward : Elstead and Thursley
Case Officer: Rosie Smith

13 Week Expiry Date 01/01/2010
Neighbour Notification Expiry Date 06/11/2009
Neighbour Notification 23/11/2009
Amended/Additional Expiry Date

RECOMMENDATION That subject to the completion of the legal agreement and referral to GOSE permission be **GRANTED**.

Location Plan



Introduction

This application has been brought before the area committee, as it is a major development that is contrary to the development plan.

The application site extends across both Waverley and Guildford Boroughs. A related planning application has been submitted to Guildford (ref: 09/P/01550) and this is due to be considered by Guildford's Planning Committee on 8 December 2009.

Site Description

The application site is an area of land totalling 3.08 hectares, lying between Peper Harow Lane and Shackleford Road. It is located to the south of Shackleford, which is not identified as a 'settlement' within the adopted Waverley Borough Local Plan 2002. The former Mushroom Farm site is roughly rectangular in shape with two spurs of land projecting west and east to provide access to the site from Peper Harow Lane and Shackleford Road. The site lies across the administrative boundaries of Guildford and Waverley Borough Councils, with the boundary running approximately north-south through the centre of the site (see location plan). Slightly more of the overall site lies within Waverley Borough, and as such Waverley is the lead authority in dealing with the administration of this proposal.

The site levels are lower than the adjoining land. In overall terms, the site is well screened from its surroundings. Mushroom production ceased in early 2008, since when the site has been disused. The applicants also own Cyder House field, abutting the site to the north, and the Shackleford Cricket Ground to the west.

The application site is bounded to the west by the Cricket Ground, which is separated from the Mushroom Farm by an artificial bund and a line of Leylandii trees planted by the former owners of the Mushroom Farm. It is bounded to the south by woodland formed by Shackleford Heath and the grounds of Norney Grange. To the east are the rear gardens of a small group of detached houses fronting Shackleford Road comprising Burwood House, Fidlers Hall, Shackleford Cottage and Chalcotts. The current main vehicular access passes between the last two of these houses. To the north is the Cyder House Field and further detached houses fronting Peper Harow Lane. There is a second vehicular access from Peper Harow Lane formed between Glebe Farm House and the Cricket Ground.

The site is currently occupied by a considerable number of buildings and structures of a single storey nature. Most of these buildings are permanent and total 11,250 sq m in floor area. The buildings range from 2m to 7m in height, whilst there are also 4 x 10/12 m high vertical flues. The rest of the site is covered by hard standings totalling 11,158 sq m, with a small number of fragments of green space, mainly along the northern boundary.

The site lies within the Green Belt, Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value. Part of the overall site, within Waverley Borough comprising the access area onto Peper Harow Lane, lies within the Shackleford Conservation Area.

Guildford Planning Committee visited the site on 26 November, whilst Waverley Planning Committee will visit the site on 2 December.



Aerial photograph of the site

Proposal

The application proposes the erection of 18 dwellings including 7 affordable homes following the demolition of the existing buildings, structures and hard surfacing.

The mix of houses consists of

- 1 x 6 bed house
- 3 x 5 bed houses
- 3 x 4 bed houses
- 8 x 3 bed houses
- 3 x 2 bed houses

The Waverley Borough Council part of the site consists of 5 large houses with detached and non detached garages and 4 affordable terraced houses. The dwellings on the Waverley part of site would be two and two and half storeys in height. A number of the houses would have relatively large garden spaces. The affordable housing would be a row of three terraces with a detached garage. The Guildford Borough Council part of the site would contain one detached dwelling with a detached garage, a row of three terraced houses, two with detached garages and two semi detached properties with detached garages. The affordable housing would be arranged in a row of 3 terraces.

Amended plans and an associated revised Design and Access Statement were received on 6 and 18 November, which show design changes to some of the houses. These changes are described later within the Planning Considerations section of this report.

The applicants have also subsequently submitted a report which gives an analysis of the intended Public Transport contribution and a report addressing Policy H4 of the Waverley Borough Local Plan 2002 in relation to housing mix.

The application is accompanied by the following range of supporting documents: -

- Planning Statement
- Design and Access Statement
- Community Involvement Statement
- Transport Assessment
- Report on Agricultural Uses on the Site
- Report on Potential Commercial Uses
- Report on Alternative Development Potential
- Housing Needs Study
- Report on the Provision of Affordable Housing
- Landscape and Visual Appraisal
- Ecological Assessment
- Tree Survey Report
- Arboricultural Development Statement

- Flood Risk Assessment and Drainage Strategy (plus later Addendum Report)
- Foul Drainage Strategy
- Geoenvironmental Investigation Report
- Archaeological Desk Based Assessment
- Air Quality Report
- Noise Report
- Asbestos Survey Report
- Site Waste Management Report
- Outline Environmental Management Strategy
- Draft Construction Management Plan
- Framework Travel Plan
- Draft S106 Agreement

The applicants have also submitted a draft S106 Obligation with the application. The terms of this are detailed and assessed later in this report.

The site has vehicular access from Shackleford Road and Peper Harow Road. There is an area of green land in the centre of the site with footpaths to access the relative parts of the site, but no vehicular access through the centre of the site. The area of green land in the centre of the site would also contain a play area. The proposal also includes a footpath along the cricket ground.



Proposed site layout



Front elevation of affordable housing plots 6-9



Front elevation of Plot 3

Relevant Planning History within Waverley

WA/2009/0425	Erection of 25 dwellings together with landscaping, access and associated works following demolition of existing buildings, structures and hard standing.	Withdrawn 16/06/2009
WA/2003/1678	Erection of a storage building.	Full Permission 07/10/2003
WA/1998/2021	Erection of 2 poly tunnels.	Full Permission 12/02/1999

WA/1998/2020	Erection of 2 poly tunnels.	Full Permission 12/02/1999
WA/1998/2019	Erection of 2 poly tunnels.	Full Permission 12/02/1999
WA/1996/0690	Erection of a polytunnel and replacement boundary screen (as amplified by letter dated 04/07/96 and plan received 05/07/96).	Full Permission 25/07/1996
WA/1996/0682	Erection of a polytunnel and replacement boundary screen (as amplified by letter dated 04/07/96 and plan received 05/07/96).	Full Permission 25/07/1996
WA/1994/1297	Installation of new collection tank, filtration unit and two settlement tanks.	Full Permission 08/11/1994
WA/1988/0662	Erection of processing unit	Full Permission 24/06/1988
WA83/1035	Erection of cricket pavilion following demolition of existing,	Full Permission 23/08/1983
WA80/1865	Extension to Dutch system pilot plant to replace existing growing facilities	Full Permission 09/12/1980
WA80/0335	Erection of a Dutch system pilot plant consisting of two buildings, one with three spans, total area of 27.5. metres and the second 40 x 6.25 metres, maximum height 6 metres.	Full Permission 01/04/1980

Relevant Planning History within Guildford Borough

09P 0467	Erection of 25 dwellings together with Landscaping, access and associated works following demolition of existing Buildings, structures and hard surfacing	Withdrawn 16-06-09
06P 0125	Continued siting of temporary office, canteen and toilet facilities for a further period of 5 years.	Approved 07-03-06
00P 0625	Siting of temporary office, canteen and toilet facilities for a period of 5 years.	Refused 31-07-00

00P 0627	Construction of replacement canteen and toilet facilities and additional ancillary office accommodation.	Approved 31-07-00
00P 1713	Siting of temporary office, canteen and toilet facilities for a period of 5 years.	Approved 13-11-00
96P 0940	Notification under the Town and Country Planning General Development (Amendment) (No 6) Order 1992 for the construction of aerated bunkers.	Approved 08-08-96
79P 0921	Erection of detached building for use as staff mess room.	Approved 14- 08-79
79P 0391	Demolition of existing concrete framed building and erection of new mushroom house.	Approved 01-05-79
74P 1065	Erection of staff toilet block and extension of car park area.	Approved 04-02-75
74P 1006	Construction of entrance driveway from Shackleford Road to serve house under construction and mushroom farm.	Approved 14-01-75
GU/R 482A/4/73/SHAC	Approval of reserved matters for the erection of one detached four bedroom dwelling houses with double garage for occupation by an agricultural worker.	Approved 25-05-73

Planning Policy Constraints

Green Belt
 Outside settlement area
 Surrey Hills AONB, & AGLV
 Conservation Area
 Potentially contaminated land
 Wealden Heaths I SPA 5km Buffer Zone

Development Plan Policies and Proposals

Policies of the South East Plan 2009

- SP3 Urban Focus and Urban Renaissance
- SP5 Green Belts
- CC1 Sustainable Development
- CC2 Climate Change
- CC4 Sustainable Design and Construction
- CC7 Infrastructure and Implementation

- T1 Manage and Invest
- M1 Location of Development
- NRM11 Energy Efficiency and Renewable Energy
- C3 Areas of Outstanding Natural Beauty

Policies C1, C3, H4, H5, HE8, D1, D4, D5, H10, D3 M1, M2, M14 of the Waverley Borough Local Plan 2002

Consultations and Parish Council Comments

County Highway Authority: The site is in an unsustainable location where future residents would have to travel in order to access a wide range of leisure, employment, education, health and retail services and where there is no practical public transport and no footways or street lighting to access these service by foot or bicycle. This will lead to a car reliant form of development contrary to the objectives of PPG 13 (Transport), PPS 3 (Housing), Policies SP3 (Urban Focus and Urban Renaissance), CC2 (Climate Change), CC7 (Infrastructure and Implementation) and T1 (Manage and Invest) of the South East Plan May 2009 and Policy M1 (The Location of Development) of the Waverley Borough Local Plan 2002 and policy G12 of the Guildford Borough Local Plan 2003.

The CHA also set out conditions and informatives that it would wish to see imposed in the event that the application is approved. The CHA also comment on the relevant transportation sections of the draft S106. These are set out in detail later in this report.

Surrey County Council Object to this location for housing, as the site is not in a sustainable position. Inappropriate development in Green Belt and AONB. Application fails to meet locational and environmental protection policies of the South East Plan. Object on grounds of conflict with policies CC1, C3 and SP5 “ Very special circumstances” not made out. Conflicts with urban focus of South East Plan 2009 – conflicts with policies CC2, CC7 and T1.

Thames Water: No objection with regards to sewer infrastructure or water infrastructure.

Surrey Archaeological Officer: No objection, the assessment suggests that the area could be considered to have a generally low

archaeological potential. Agree with the conclusion of the assessment that further mitigation of the archaeological implications of these proposals is required. Recommends conditions.

Fire safety officer:

The access for fire fighting purposes to the proposed buildings will be satisfactory.

Natural England:

No comments.

CPRE:

Object: Site in AONB and not within a settlement. Replacement of disused agricultural buildings with houses, which may be viewed as an improvement, is not a justification for an exception to planning policies. LPAs should ensure that any permitted development so far as is possible meets the need to preserve and enhance the rural surroundings in accordance with guidance in PPG2. The inclusion of affordable housing does not make the scheme suitable. The Housing Need survey is questioned. A further reduction in numbers is urged.

Shackleford is not an identified settlement. Site is not in a sustainable location and will be car reliant and put pressure on local roads. Scheme is out of scale and would not respect the rural character. House designs are unimaginative and bland. This revised proposal reduced from 25 to 18 units does not provide sufficient justification to override protective AONB policies. Undesirable light pollution.

Shackleford Parish Council:

Object

- Density and number of dwellings, not in keeping nor sympathetic to the needs of the local community
- Too uniform and unimaginative
- Integrating the new development into the village would be difficult with its proposed layout
- Existing play facilities are not needed
- Affordable housing does not meet needs of the village
- Traffic
- Drainage

Shackleford PC has commented on the amended plans. The Parish Council notes the amendments but is unable to offer full support as areas of concern remain. A reduction to 15 units would be preferable. Some flexibility to the tenure mix of the affordable units is hoped for to meet local housing needs. Further information may address drainage concerns. Overall quality of the architecture still does not take the opportunity to produce a scheme unduly special.

Further comments have also been made on the affordable housing – the Parish Council considers that the Housing Needs Survey does not reflect local need. The presence of privately rented dwellings in the village should be borne in mind when assessing need.

Tenure mix needs to be looked at again to ensure greater flexibility. Larger affordable terrace of 4 units (within Waverley) should be split further.

Peper Harow Parish Council: Objection

- Density and number of dwellings
- Unimaginative and not in keeping
- Integration would be difficult
- Affordable housing does not meet requirement
- Traffic
- Existing transport links are inadequate
- Drainage
- Too big to be sustainable

Environment Agency: No objection, subject to conditions-- see report

AONB Officer: Objects - application contrary to AONB conservation and enhancement policies as set out in the South East Plan, and the Guildford and Waverley Local Plans. Also conflicts with policies LU2, LU3, LU4 and LU7 of the AONB Management Plan 2009-14.

Notes the significant reduction in numbers and the subsequent design amendments. However, does not consider the degree of enhancement to the AONB being achieved to comprise 'very special circumstances'. Does not consider that the case for this being the minimum justifiable level of development has been set out and sufficiently tested. The application site is in an unsustainable location.

Proposal would form a separate enclave of housing close to but outside of the main village and does not fully take account of the special distinctiveness of Shackleford.

Head of Environmental Health and Licensing (GBC):

No objection, subject to conditions relating to ground contamination survey, remediation and hours of work. Informatives also recommended.

Environmental Health (WBC) (contaminated land)

Medium risk of hydrocarbons/fuel contamination and therefore recommends conditions

Housing strategy and enabling Manager (WBC):

A housing needs survey carried out by the Rural Housing enabler identified 12 local households in housing needs. There are no Council or housing association owned affordable homes in Peper Harow. The housing officer supports the continued involvement of an association to manage the affordable housing. English Rural Housing have stated they are satisfied all the affordable units meet the requirements set out in the Homes and Communities Agency design and quality standards, the Housing quality indicators and building for life requirements. As such, in face of high housing need and limited opportunities for developing affordable housing; the Housing Officer supports the proposals for affordable housing in this application.

Head of Housing Advice Services (GBC):

Scheme will help to meet the acute need for affordable housing, which is particularly difficult to meet in rural areas. Although this site is not a rural exception site (GBC policy H12 and WBC policy H6 applies in such cases) the S106 should include a local connection criterion with a 'cascade' arrangement in terms of nomination rights. Intermediate rent tenure is preferred to shared ownership. The affordable units are better distributed than the previous application. Direct access to all parking spaces preferred.

Estates manager (WBC):

Agrees with the conclusions of the applicants' report on alternative uses. Site is in a relatively remote location for commercial uses and related funding.

Surrey Wildlife Trust:

The Trust is generally satisfied with the Landscaping and Planting scheme, the Environmental Management Plan and the Landscape and Biodiversity management Objectives. The Trust recommends that the applicant is required to undertake this work and actions

Humberts:

The loss of the land comprising the application site will have no adverse effect on the agricultural use of the remainder of the land or the agricultural presence in the locality.

Third Party Representations (to Waverley Borough Council Only)

11 letters of support

14 Letters of objection (a number are from the same addresses) objecting on the following grounds:

- High density
- Out of keeping
- Create a separate entity
- Design
- Traffic
- Access
- Roads should be joined up
- Number of affordable units
- Affordable housing should not be used as an exception to policy
- Lack of amenities for affordable houses – doctors, school, shop, bus services
- Contrary to policy – Green Belt, AONB
- Foul drainage
- Flooding
- Other uses should be considered
- Affordable housing is not a very special circumstance
- Size of roads are not suitable for dustbin lorries or fire engines
- Night time working
- Overlooking
- Them and us feel to affordable housing
- Impact on Chalcots
- Affordable housing cannot be used by Aldro School

Determining Issues

- Planning history
- Green Belt
- Impact on the landscape
- Impact on Conservation Area

- Sustainability
- Proposed Site Layout
- Proposed design of dwellings
- Affordable Housing
- Housing mix and density
- Flooding/ surface water drainage/ Foul drainage
- Land contamination
- Biodiversity/ Protected species
- Neighbouring amenity
- Letters of representation
- S106 agreement – The heads of terms are set out at the end of this report.

Planning Considerations

Planning History

The application follows the previously withdrawn application WA/2009/0425. The application was withdrawn follows concerns raised by officers regarding the number of dwellings and the impact of the proposal on the Green Belt.

The main changes to the proposed scheme are:

- the reduction in the number of dwellings from 25 to 18 dwellings resulting in 7 affordable houses
- The affordable houses have been split up into different sections of the site
- The three flat roofs have been removed
- The garden curtilages of the some of the larger dwellings and the affordable houses have been increased
- More areas of green open space
- Removal of footpath to village

Green Belt – Very special circumstances

The application site is located within the Green Belt where there is a general presumption against inappropriate development. Such development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The construction of new buildings within the Green Belt is considered to be inappropriate unless it is for one of 5 purposes set out in PPG2. The proposed development does not fall within one of the 5 purposes.

Therefore the proposed application for 18 dwellings is considered to represent inappropriate development within the Green Belt.

The agent has submitted a number of very special circumstances to set aside the strict policies of constraint:

- The existing lawful use

It causes significant and demonstrable harm to the openness, land use objectives and visual amenities of the Green Belt. In these regards, the existing lawful use has all of the harmful physical and visual characteristics of an inappropriate use of the Green Belt, whilst in turn; the only positive contribution, which the existing lawful use of the site makes, is in relation to the Green Belt land use objective of retaining land in agricultural, forestry or a related use. It is considered that, these factors represent important material considerations, which weigh in favour of the proposed development.

- The Realistic Fallback Position

There is no realistic prospect of the existing lawful use being resumed, whether this is in the form of mushroom production or an alternative agricultural use.

A further consequence of the site remaining disused is that it will make no contribution whatsoever to Green Belt land use objectives, since the site will no longer be in active agricultural use.

- Benefits to the Green Belt

A significant reduction in the physical and visual effects of development on the site, resulting in a significant increase in the openness of the Green Belt

A significant improvement in visual amenity

	Existing (m ²)	Proposed (m ²)	% Reduction
Floor area of buildings	11,198	4,273	61.9
Footprint of buildings	11,198	2,419	78.4
Area of hard standing	11,158	4,275	61.7
Extent of built development (buildings and hard standing)	22,356	6,694	70.1

- Other planning benefits

Enhancement of the natural beauty of the Surrey Hills AONB, firstly through the removal of inappropriate and unsightly development and secondly through the provision of a high quality residential development which, in terms of its layout, scale, form and appearance, is in keeping with the character of the surrounding area and reinforces local distinctiveness.

The proposal will bring about significant improvements to the setting and separate identity of the Shackleford Village Conservation Area.

The proposed development makes a small but nevertheless valuable contribution to the overall supply of housing in the two Boroughs and which delivers affordable housing at a level in excess of policy requirements. The proposal meets identified housing needs of the local community in a balanced and sustainable way. This is a significant benefit.

The proposal delivers a number of individual community benefits, which contribute towards the objectives of social cohesion and inclusion and the achievement of a sustainable rural community. These range from the support which the development will provide to the local economy and existing services, to the provision of new or improved recreational facilities, public access to the site and to the wider countryside and improvements to public transport accessibility and choice.

The proposal delivers a number of environmental and sustainability benefits, including decontamination, a significant reduction in surface water run-off and the likelihood of flooding, increased bio-diversity and the provision of sustainable housing which is designed to be adaptable to life changes and to lifestyle changes, including changing working patterns and will achieve substantial energy efficiencies with a reduction in the use of non-renewable energy sources.

Financial contributions towards physical and community infrastructure. In addition to providing funding in accordance with the Council's planning infrastructure tariff the applicant is offering a number of community benefits including use of Shackleford Cricket Club ground and clubhouse by the local community, a contribution towards the improvement of the Cricket Club, the transfer of the village playground to the Shackleford Parish Council and a public right of access to the open space within the site and signposts across the cricket ground to Shackleford Heath.

These proposals would bring benefit to the existing community and help support the continued provision of local facilities and are supported by the leisure and community facilities policies in the local plan.

The reasons stated above are considered to represent very special circumstances (VSC). Whilst it is considered that some of the reasons raised above are not considered to be VSC in their own right, however, in combination the points raised are considered to represent very special circumstances to set aside the strict policies of constraint.

In the Officers' view, the most significant very special circumstance put forward by the agent is considered to be the existing situation on the site and the fall back position. The site has a lawful agricultural use and was previously used as a mushroom farm, which has now ceased. The whole site is covered by a number of agricultural buildings, in varying size and height, and the site is covered by hardstanding. It is therefore considered that the existing buildings on the site are a highly material consideration when considering the application for 18 dwellings. The table above sets out the reduction in built form that will occur on the site if the agricultural buildings are removed. It is considered that the removal of these buildings represents very special circumstances as the site would be opened up and areas of open and planted land will be incorporated. Whilst it is acknowledged that the building heights will be higher than the existing buildings and the dwellings will have associated parking and residential curtilages, the proposed dwellings have a smaller floor area than the existing buildings on the site and a condition is recommended to remove permitted development rights to control extensions and outbuildings on the site.

Overall, it is considered that the removal of the existing agricultural buildings, which cover the site, represents a very special circumstance.

The comments regarding the fallback position are noted. The current use of the site as agricultural is considered to be an appropriate use within the Green Belt. The applicant has submitted a number of documents to show why the site cannot be used as agriculture or other commercial uses. The main consideration is whether an alternative agricultural use could be carried out on the site. Following consultation with the Council's Agricultural consultant, it is considered that the only practicable use of this site in terms of agriculture is for producing mushrooms and this has become uneconomical on this site. It is considered that the loss of an agricultural use on this site will have no adverse effect on the agricultural use of the remainder of the area or the agricultural presence in the locality.

It is therefore considered that as the site cannot realistically be used for agriculture, an assessment of potential uses should be carried out. This assessment has been made in the following documents: Doc 05: Report on Agricultural Uses on the Site, Doc 06: Report on Potential Commercial Uses and Doc 07: Report on Alternative Development Potential. Following consultation with the Council's Estates Officer, the documents submitted are considered to represent a fair assessment of the site for alternative uses.

It is considered that the future use of the site for office or industrial purposes is unlikely as there is a lack of demand for such accommodation, either new or refurbished. The location of the site is in a poor position for offices in terms of obtaining labour and for customers. It is also considered a poor location for these uses in terms of people accessing the site.

The applicant has submitted an economic appraisal of development costs of the proposal to substantiate the view that the amount of development is appropriate for the site given the extent of the demolition and restoration. The applicant has stated that the number of dwellings are required to make the site viable and have submitted information to show this. Waverley Council's Building Surveyor considers that the refurbishment costs are not unreasonably high given that they would be converting specialist buildings to non-specialised uses. The proposed prices for the new buildings are considered to be relatively high but not unreasonably so.

It is therefore considered on the information above that it has been demonstrated that an alternative agricultural or commercial use on the site is unlikely and a residential use is appropriate.

Impact upon the Landscape

The Council's aim is to protect and conserve the distinctiveness of the landscape character. Development will be expected to respect or enhance existing landscape character by appropriate design.

The site is currently occupied by a number of redundant agricultural buildings consisting of brick, asbestos and metal buildings, including a boiler house, water treatment works, recycling tanks and associated high stacks and flumes. The site is mainly covered in hardstanding.

It is considered that the removal of the existing agricultural buildings and hardstanding would enhance the landscape character. The site will consist of 18 dwellings with associated garden curtilage and an area across the centre of the site will be maintained as open land. It is considered that the opening up of the site and an open area of land would enhance the landscape area.

The objection raised by the AONB Officer is noted. Members will recall that the AONB Management Plan was adopted by the Council for development control purposes on 3 March 2009. This document sets out a number of policies to encourage conservation and enhancement of the AONB. Officers note that there will be some impact upon the visual character of the land, however the overall effect will be positive with the removal of buildings and will create a more open landscape appearance. In this way it is felt that the proposal in general complies with the principles of the Management Plan. The policies in the Management Plan are generally worded to enhance the local character and environment.

Impact on Conservation Area

The western entrance to the site is located within the Conservation Area. It is considered that the proposed application would enhance the character of the Shackleford Conservation Area. There are trees planted on the bund, part of the artificial bund along the west side of the site lies within the Conservation Area. These trees are considered to be an alien feature within the landscape and therefore the replanting of this part of the site with native species is welcomed and is considered to enhance the Conservation Area.

Sustainability

National planning guidance is set out in Planning Policy Statements (PPSs). PPS 1 (Delivering Sustainable Development) confirms that sustainable development is the core principle which underpins land use planning and sets out 4 key aims for sustainable development, of which protection and enhancement of the environment is one.

Design is seen as a key element in achieving sustainable development and local policies should ensure that developments are sustainable, make efficient use of resources, optimise sites, respond to their local context, are accessible and are visually attractive. PPS 3 (Housing) seeks to ensure a mix of housing (including affordable housing) and in suitable locations. Rural affordable housing should reflect evidence of local need. Priority for development should be on previously developed land, in particular vacant and derelict sites.

PPS7 (Sustainable Development in Rural Areas) sets out national policy for rural areas and follows the principles in PPS1. Planning authorities are advised to focus most new development in or near to local service centres. Local planning authorities should set out in their policies allowance for some limited development in or next to rural settlements to meet local business or community needs and maintain the viability of the community. Authorities are advised that they should be supportive of small scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links, with service centres. In terms of housing, PPS7 advises that LPAs should strictly control new house building in the countryside, away from established settlements or from areas allocated for housing in development plans. Development should also respect the character of rural villages. Conservation of nationally designated areas (such as the AONB) is required to be given great weight in policies and development control decisions.

PPG13 (Transport). Amongst the three objectives are promotion of more sustainable transport choices and a reduction on the need to travel, especially by car. However, the PPG also accepts that the car will continue to have an important part to play and for some journeys, particularly in rural areas, it will remain the only real option for travel. Paragraphs 40-44 relate to rural areas and the advice seeks to reduce isolation for those without the use of a car. This advice also cross references with that in PPS7.

Policy CC1 sets out the objective of achieving and maintaining sustainable development in the region. Policy SP3 states that the prime focus for development should be in urban areas in order to foster accessibility and avoid unnecessary travel. At least 60% of all new development should be on previously developed land.

Policy CC2 relates to addressing climate change, whilst policy CC7 relates to infrastructure provision.

Policy M1 of the Waverley Borough Local Plan relates to the Location of Development. This states that development generating significant numbers of trips will only be allowed in locations highly accessible by public transport.

In the context of this national guidance and these development plan policies the County Council has objected on a strategic basis, concluding that this is an unsustainable location for a significant element of new housing contrary to SE Plan policies CC1, CC2, CC7 and SP3. However, the County Council considers that the development proposals are capable of complying with the sound principles of sustainable design and build and raise no objection on this.

As the County Highway Authority (CHA), Surrey has also objected to this as an unsustainable location with an over reliance on car use, contrary to advice in PPG 13 and PPS3. Also conflict with South East Plan policies SP3, CC2, CC7 and T1, and WBC LP policy M1.

The CHA also refers to the applicants' submitted Transport Assessment (TA). The CHA considers that the stated decrease of 70 vehicles compared with the previous use is too high and that a more modest reduction of 16 vehicle movements is more accurate. In terms of traffic generation, the proposed housing development is considered to be acceptable. The CHA also raises questions over the transport contributions offered in the draft S106 in relation to the Hoppa Bus.

Whilst this is clearly not a particularly sustainable location, and residents will inevitably rely on car movements (as conceded by PPG13, paragraph 5), it must also be weighed up that there are other factors that need to be taken into account. In this case there is an infrequent 6 day public bus service, and there is also the Waverley Hoppa bus, which the applicants are intending to additionally fund (see section of report relating to S106). PPS7 –Sustainable Development in Rural Areas-states that priority should be given to the re-use of previously developed sites in preference to the development of green field sites. It is quite clear that this former mushroom site is a such a site – with its extensive presence of buildings (over 11,000 sq m) and related hard standings. The fact that the site is well screened does not diminish its physical presence on the edge of Shackleford in the Green Belt and AONB.

PPS7 goes on to advise that where brownfield sites perform “so poorly in terms of sustainability considerations” then development on greenfield sites may be preferred. In relation to this advice it is considered, on balance, that the location of this application site should not be regarded as being so sustainably poor as to be refused, bearing in mind the above factors and also the planning benefits that would arise from the removal of the present redundant buildings/ hardstandings, and also the provision of a modest replacement housing scheme which includes a full percentage of affordable housing in response to a recent local Housing Needs Survey.

In relation to sustainable construction and energy use there is no objection. The applicants state that they intend to use a SUDS (sustainable urban drainage systems) and air source heat pumps, and state that the houses can comfortably meet Code Level 4 for Sustainable Homes, and that this is “ current exemplary performance”. It is recommended that the achievement of this level should be controlled by planning condition if permission is granted. There is not considered to be any overriding objection under policy CC4. The agent has stated that air to water heat pumps will be installed to all units and will make a contribution towards the total energy required on site from renewable sources of 54%. The is considered to comply with policy NRM11 of the South East Plan which requires 10% of energy from renewable sources.

Proposed Site Layout

The design process and analysis undertaken leading to this detailed application are set out in detail in the applicants’ Design and Access Statement. The scheme proposes to replace 11,198 sq m of former agricultural buildings, plus hardstandings with 18 dwellings with a total footprint of 2,419 sq m. The 18 dwellings vary considerably in size from 92 sq m to 547 sq m. It is proposed that 9 units will be accessed off Peper Harow Lane, and nine from Shackleford Road. A central public communal open space is set in the centre section of the site with a footpath/ cycle link between the two halves, but with no through vehicle route across the whole site from one access point to the other.

The site is presently generally well screened and the presence of the range of former mushroom production buildings is not readily apparent from outside the site. It is intended to provide greater landscape integration and connection through the open nature of the central open space and its visual link to Cyder House field to the immediate north.

The development would be a low density and loose knit development, which is intended to have a minimal impact on views from the centre of Shackleford. It is intended that the bund to the cricket green is to be partly removed and re-graded, with the existing tall *Leylandii* being replaced by native species. These details could be controlled by condition if permission is granted.

Five detached market houses and a terrace of four affordable houses are accessed from Peper Harow Lane on the Waverley portion of the site, with the affordable units being set close to the south boundary fairly centrally on the site. A small play area is located on the central open space also within Waverley.

A terrace of three affordable houses, one detached house, a pair of link detached and a line of three link detached houses are located within the Guildford part of the site, with the affordable units also being located close to the southern boundary of the site.

The affordable houses have rear garden depths of 12m, which is stated to be in excess of the 10m minimum set by the Homes and Communities Agency. Nevertheless, these garden sizes contrast sharply with those of the open market houses. Taking into account the amount of central communal open space that adjoins these units it is not considered that the residents of these units will be denied adequate open amenity space. The rear garden depths on plots 1-4 have been increased marginally, whilst a small area of communal space beside plot 9 has now been incorporated in plot 9 itself for practical maintenance purposes.

Overall, it is concluded that the proposed layout provides for a satisfactory form of residential development that comprises a range of house sizes and configurations (detached, link detached and terraced). Given the degree of the overall site (53%) that will be in open communal ownership maintained by a management company, plus individual open curtilages, and also having regard to the much greater present coverage of the site by buildings and related hard standings, it is concluded that this development will provide a considerably more open character of built development than the present site, presents in overall appearance terms in the Green Belt /AONB setting.

The applicants have submitted a management plan and have offered to establish a management company to be responsible for implementing the management plan. This is considered to be acceptable to ensure that the areas of open space are maintained within the site and will be incorporated into the 106 agreement.

Proposed design of dwellings

The applicants state that the house designs follow the design principles set out in the Surrey Design Guide to take account of local distinctiveness. The applicants state that they have attempted to avoid blandness and uniformity, and have sought to reinforce the built character of the area with the use of materials characteristic of the locality, and have drawn on the Surrey Arts and Crafts influences and Shackleford village vernacular.

All houses are two storey in height, except one (plot 3), which is two and a half storeys in height.

Following design concerns raised with the applicants on the presence of extensive areas of flat roofs on plots 3, 5 and 15, the design of these units has been revised to delete the flat roofs and utilise full pitched roofs. Whilst this has increased the ridge heights and therefore the visibility of these houses in this AONB rural setting, it is considered that it is far preferable to have full pitched roofs in accordance with best design practice.

In response to concerns raised over potential overlooking from the balcony on the rear of plot 18 into the rear of plot 17, the applicants have omitted two windows from plot 17 and added a screen to the west side of the balcony on plot 18 to prevent overlooking. This amendment is considered to address the concern raised.

The depth of plot 14, which was shown set back some 4m beyond the rear main wall of plots 12 and 13, has now been amended and reduced to 1.1m to ensure that the outlook and amenities of plots 12 and 13 are not unduly affected. This amendment is also considered to be acceptable in addressing the earlier concern.

Overall it is concluded that the layout and design in this application (as amended) is acceptable and will provide a much improved development on this site, which will be a positive feature on this rural site in the Green Belt and the Surrey Hills AONB.

Affordable Housing

This application proposes 7 affordable house units, which comprise 38% of the total scheme. This level exceeds the threshold set out in both the adopted Guildford and Waverley Local Plans. The size and tenure mix are based on the findings of the Survey of Local Housing Need, which was carried out in the summer of 2008 by Surrey Community Action on behalf of the applicants, and also following discussions with Housing Officers of both Waverley and Guildford Councils.

The intended S106 Agreement includes local connection criteria, with a 'cascade' arrangement giving priority to households from Shackleford and Peper Harow Parishes in the first instance, followed by households from adjacent parishes. The agreement allows for both councils to agree nomination rights.

In comparison with the previous withdrawn application, the affordable housing is now split into two separate short two storey terraces, with a terrace of three units within Guildford and a terrace of four units within Waverley.

Guildford Borough Local Policy H12 and Waverley Borough Council Policy H6 permits as a rural exception the development of affordable housing to meet local needs on sites adjoining rural settlements. Whilst this application site does not adjoin any identified settlement in the Local Plan, the broad principles set out in the criteria to H6 equally apply to consideration of affordable housing on this site.

The dispersed nature of the application has the support of the housing officers of both authorities, who are in agreement with the local connection and nomination rights. The physical split of the affordable units across the site is also supported. It is commented that there is a large shortfall in affordable housing as shown by the recent joint Housing Market Assessment and that these units will help towards meeting targets for new build affordable provision and to address the acute need for affordable housing, which is particularly difficult to meet in rural areas.

The concerns of Shackleford and Peper Harow Parish Councils are noted. Members should be aware that for exception schemes the support of the Parish Council is normally expected as an integral part of the process. In this case, and following the advice of the Housing Enabling Officer, officers regard the submitted needs survey as an accurate reflection of need and justifies the number and tenure of affordable housing.

Bearing in mind this advice from the housing officers, it is concluded that in view of the clear identified need for affordable housing, that if it is accepted that this brownfield site should be redeveloped for residential purposes, then the affordable element of the current scheme is acceptable in the form proposed.

Density and Mix

Waverley Borough Local Plan Policy H4 relates to the density and size of dwellings. The policy states that on sites of three or more dwellings where development is acceptable in principle the Council will require:

- (a) at least 50% of the dwellings to be 2 bedroomed or less;
- (b) not less than 80% of all dwellings to be 3 bedroomed or less; and
- (c) no more than 20% of dwellings to exceed 165sq m gross floor area excluding garaging. The policy also seeks to resist low densities of development. The figures in the policy were based upon housing need surveys carried out in 1997 and 2001. The density of the site is 5.84d.p.h. which given the location is considered appropriate. The interpretation of the policy is further explained in Supplementary Planning Guidance. Guildford Borough Council does not have a similar policy.

In the case of the redevelopment of the mushroom farm, it is important to consider the benefits of removing the existing buildings, the fact that the site is one where development would not normally be allowed, the character of the area and sustainability issues, particularly in view of the concerns expressed by the Highway Authority. The application does not comply with Policy H4 in total or in respect of the Waverley part of the site. The discrepancies are as follows:

	No. 2 bed dwellings	No. 3 bed	No. of dwellings exceeding 165 sq m. gross (excluding garaging)
Waverley part of site	0	5	5
Whole site	3	8	11
Requirement under Policy H4	9	5.4	3.6

The smallest units on the site are the affordable houses and the size of these units reflects local need. In respect of affordable units it is important that the size of units reflects the particular need of the area otherwise there is a risk that the units would not be occupied by those most in need.

The applicant has made a detailed case for making an exception to Policy H4. It is pointed out that the purpose of H4 is to resist urbanisation of the countryside and to make effective use of land within settlements. The applicant has described an alternative scenario for the development of this site where the floor area would remain the same but the development would conform with Policy H4 in terms of housing mix. It is explained that if this were the case the number of units would double as would the number of residents and the number of traffic movements. The applicant concludes that the impact of such a development would be significantly greater than that proposed by the application.

Officers consider that the consequence of complying with Policy H4 would result in a larger number of units, to maintain viability, which would impact on the openness of the Green Belt, the character and appearance of the AONB/AGLV and would result in more households occupying a site, which is in a relatively isolated location with limited public transport links. Officers consider that the mix of units put forward in the application is considered to reflect the nature of surrounding development within Shackleford and a higher density of development would be entirely out of keeping with the rural character of the area.

Flooding/ surface water drainage/ Foul drainage

The application has demonstrated that surface water drainage can be appropriately attenuated and infiltrated into the site. The application proposes the use of a private sewer treatment plant for foul drainage. There is no objection in drainage terms subject to an informative recommended by environmental health. The Environment Agency recommends conditions in relation to surface water management.

Land contamination

Environmental Health have recommended conditions in relation to land contamination as there is a large tank on the site which would create a medium risk of hydrocarbons/fuel contamination. The Environment Agency has also recommended a condition in case further contamination is found.

Biodiversity/ Protected species

The applicant has submitted an ecological assessment. Surrey Wildlife Trust, is satisfied with the assessment made on the protected species. The Trust recommends that amphibians are treated appropriately, to avoid adverse effect and recommends that scrub clearance is carried out outside the main bird nesting season.

The Trust is generally satisfied with the Landscaping and Planting Scheme, the Environmental Management Plan and the Landscape and Biodiversity Management Objectives. A condition is recommended to ensure the recommendations are carried out.

Neighbouring amenity/ impact on proposed occupiers

The proposal is not considered to cause material harm to the neighbouring amenity of the surrounding occupiers. It is considered that the proposed dwellings are situated a suitable distance away from the neighbouring properties and therefore would not cause material harm in terms of overlooking, loss of light or over dominance.

The proposed access will pass two dwellings, within Guildford, Chalcots and Shackleford Cottage. This is an existing access and therefore vehicles currently use or have used this access and therefore it is not considered to raise an objection to the scheme.

Following concerns raised regarding overlooking to Plot 17 and impact on the amenity space of no.13 (located within the Guildford section of the site), the plans have been revised. No concerns are raised, in relation to the amended plan, regarding the impact on potential occupiers of the proposal.

Letters of representation

11 letters of support

14 Letters of objection

The comments raised by the neighbouring properties have been carefully considered. A number of the issues raised have been addressed in the above report. A number of the letters received have raised comments regarding affordable housing being used as an exception to policy. It should be noted that the offer of affordable housing on the site is just one of the very special circumstances put forward. All the reasons put forward, in combination with the affordable housing reason, are considered to represent very special circumstances.

The comments that Aldro School cannot apply for the affordable housing are noted. The previous scheme allocated 2 x 3bh for intermediate rent for staff at Aldro School. This aspect of the application has been removed, however, it would be open for staff at Aldro School to apply for the general needs affordable housing. Priority will be given to people with a local connection in a similar way to how homes are allocated on rural exception schemes.

Comments have been received from the Fire Safety Officer who has states that the access for fire fighting purposes to the proposed buildings will be satisfactory.

The comments regarding night time working are noted. Having regard to the advice given by Guildford's environmental health team, it is considered appropriate to apply a condition restricting the hours of construction. The condition would recommend restricting the hours from 07:30 to 6pm Monday to Friday and 8am to 1:30pm on Saturday.

The comments regarding overlooking are noted. It is considered that due to the distance from the rear of the proposed dwelling and the boundary (approximately 20m) the proposal would not cause material harm in terms of overlooking. The comments regarding the impact on Chalcots are noted. The County Highway Authority, has no objection to the access to the site in terms of safety.

Section 106 Agreement

The requirement for a section 106 agreement must comply with the criteria of circular 05/05 (relevant and necessary to the development proposed).

The applicants have submitted a draft Section 106 Agreement for consideration as part of this application. The matters being put forward are as follows :-

1. A contribution of £176,185 towards the provision of physical and community infrastructure in both Waverley and Guildford Boroughs, in accordance the tariffs set out in Waverley Borough's Infrastructure Contributions SPD. (It should be noted that for reasons of consistency in this particular case where the site is split between two Councils that Waverley's adopted SPD would be used for calculating the contribution overall- which will be subsequently divided between both Boroughs).
2. The provision of 7 affordable houses –with both Councils having nomination rights.
3. The grant of a lease to Shackleford Cricket Club of at least 10 years on a peppercorn rent to allow for the use of the ground and clubhouse by the local community.
4. A contribution of £3,000 towards the improvement of the Shackleford Cricket Clubhouse.
5. The transfer of the village playground to Shackleford Parish Council.
6. Providing rights of public access to the central open space within the site and signposted rights of way across the cricket ground to Shackleford Heath.
7. A financial contribution of £30,000 towards the Waverley Hoppa Community Transport and a sum of £10,000 towards the Hoppa Hospital service to Waverley Hoppa Community Transport.
8. Establishment of a Site Management Company to be responsible for implementing the Environmental Management Plan and the Green Travel Plan.
9. Implementation of the Environmental Management plan prior to occupation of the development and thereafter for as long as the development is occupied.

The details of the agreement are still under discussion and an oral report will be provided.

Conclusion

Officers consider that the benefits of removing the existing buildings on the site amount to very special circumstances, which justify an exception to Green Belt policy. It is considered that the removal of the buildings will enhance the landscape character of the AONB/AGLV. It is acknowledged that the site is not in a sustainable location but this has to be balanced against the benefits of cleaning up the site.

Recommendation

That subject to the completion of the legal agreement by 21/12/2009 to cover the points set out in the heads of terms listed above, at the applicant's cost, and subject to referral to GOSE permission be **GRANTED** subject to the following conditions:

1. Condition

No development shall take place until details have been submitted and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels of the buildings hereby permitted.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until samples of the materials to be used in the construction of the hard surface areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

4. Condition

Prior to the commencement of the development a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. No floodlights or other forms of external lighting shall be installed on the site, other than that approved as part of this development, without the prior permission, in writing, of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

5. Condition
Prior to the commencement of the development a detailed plan shall be submitted to and approved in writing by the Local Planning Authority for the proposed play area. The play area shall be provided and available for use prior to the occupation of the first dwelling on the site.

Reason

In order to ensure that adequate provision is made within the development for children's play and in accordance with policy H10 of the Waverley borough local Plan 2002.

6. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any dwelling house shall be constructed, without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

7. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting that Order with or without modification), no building or enclosure, swimming or other pool required for purposes incidental to the enjoyment of the dwelling house as defined within Part 1 of schedule 2, Class E inclusive of that order, shall be provided on the site without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

8. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with out without modification), no fences, gates, walls, or other means of enclosure, other than those shown on the permitted plans, shall be erected without the permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

9. Condition
Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30 am and 6 pm Monday to

Friday and 8am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reason

To protect the amenities of the occupiers of nearby residents and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

10. Condition

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise;
- (ii) control of dust, smell and other effluvia;
- (iii) control of surface water run off;
- (iv) site security arrangements including hoardings;
- (v) proposed method of piling for foundations;
- (vi) construction and demolition working hours;
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To protect the amenities of the occupiers of nearby residents and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted for approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

Reason

To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing / proposed occupants of the application site and / or adjacent land. In accordance with policy G1 (11) of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07).

12. Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required carrying out remediation, unless otherwise agreed in writing by the Local Planning Authority. Following completion of approved remediation work, a

verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing / proposed occupants of the application site and / or adjacent land. In accordance with policy G1 (11) of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07).

13. Condition

Before development commences details of a drainage scheme incorporating sustainable urban drainage shall be submitted to and approved in writing by the Local Planning Authority. Such scheme when permitted shall be in full operation before any of the dwellings are occupied and thereafter retained.

Reason

To ensure the proper sustainable drainage of the site in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

14. Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment/Surface Water management Plan (jnp group, S81408/FRA/RevB August 2009), addendum (jnp group, November 2009) and the consent of the Local Planning Authority.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site. In accordance with planning policy statement 25.

15. Condition

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837:2005, Trees in relation to construction) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take "off site" trees into consideration. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

Reason

To protect existing trees in the interest of the character and amenity of the area, in accordance with Policies D1, D4, D7, C1 and C3 of the Waverley Borough Local Plan 2002.

16. Condition
Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:
1. Parking of vehicles of site personnel, operatives and visitors.
 2. Loading and unloading plant and materials.
 3. Storage of plant and materials including demolition arising.
 4. Cement mixing.
- The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To protect existing trees in the interest of the character and amenity of the area, in accordance with Policies D1, D4, D7, C1 and C3 of the Waverley Borough Local Plan 2002.

17. Condition
No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include details of the treatment of the existing leylandii screen and appropriate replanting. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

18. Condition
A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1, D4, C1 and C3 of the Waverley Borough Local Plan 2002.

19. Condition
Before the development is occupied the proposed vehicular accesses to Shackleford Road and Peper Harow Lane shall be provided with vehicle visibility zones in accordance with plans S84108-SK-014 and 013 in the Transport Assessment dated August 2009, all to be permanently maintained and the visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2.0 metres high above the ground.
- Reason
The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.
20. Condition
No new development shall be occupied until space has been laid out within the site in accordance with the approved plan 0752B P301 F for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall be used and retained exclusively for its designated purpose.
- Reason
The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policies DN2 (Movement Implications Of Development) and DN3 (Minimise Parking) of the Surrey Structure Plan December 2004, and Policies M2 (Movement Implications) and M14 (Car Parking Standards) of the Waverley Borough Local Plan 2002.
21. Condition
No new development shall be occupied 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 after consultation with the Highway Authority to provide bicycle parking for the 6 plots where there are no proposals to provide garage parking as shown on plan 0752B P301 F. The Bike storage area shall be used and retained exclusively for its designated purpose.
- Reason
The reason above is required in recognition of Planning Policy Guidance Note 13 Transport, which aims to reduce reliance on the private car.
22. Condition
No development shall start until a Method of Construction Statement, 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 has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

23. Condition

Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

24. Condition

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

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.

25. Condition

Development shall be carried out in accordance with recommendations set out in the Landscaping and Planting Scheme, the Environmental Management Plan and The Landscape and Biodiversity Management submitted with the application.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts are not endangered by the development in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

27. Condition
Prior to the first occupation of the Development details shall be provided to the Local Planning Authority of a certificate of compliance from an assessor accredited by the Building Research Establishment Limited that the Development has achieved a minimum sustainability rating of level four from the code for sustainable homes, April 2007.
- Reason
In order to accord with policy CC4 of the South East 2009 and policy D3 of the Waverley Borough Local Plan 2002.
28. Condition
Prior to the commencement of development, details showing the design and position of the storage facility for bins and recycling shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the dwelling, and shall be permanently retained.
- Reason
In the interests of residential and visual amenity, and in order to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development. In accordance with policy CC4 of the South East Plan 2009 and Guildford Borough Council's Supplementary Planning Guidance 'Sustainable Development and Construction' 2005.
30. Condition
The plan numbers to which this permission relates are:
SO1, SO2, P301G, P302G, P303, C302F, P310A, P311, P312A, P313A, P314B, P315, P316A, P317A, P318A, P319A, P320A, P321A, P322A, P323A, P324, P325, P326, P327, P328, P335, L90-022B, PO1, PO2, PO3, PO4, PO5 The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the local Planning Authority.
- Reason
In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.
31. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles at all times.
- Reason: To ensure that there is adequate parking space available on the site and to reduce the likelihood of roadside parking, in accordance with policy D4 of the Waverley Borough Local Plan 2002.

32. Condition

Prior to the commencement of any development, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, including benchmark data, and show the on-site measure(s) to be taken to produce a minimum of 10% of the total energy requirements of the new development by means of renewable energy sources. Such details as may be approved shall be implemented prior to the first occupation of the development and retained and maintained for the lifetime of the building.

Reason

In order to accord with policy NRM11 of the South East 2009 and policy D3 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby approved has been assessed against the relevant Government advice within PPG2 and 13, PPS1, 7, 23 and 25, the following Development Plan, Policies C1, C3, H4, H6, HE8, D1, D4, M1, M2 and M14 of the Waverley Borough Local Plan 2003, Policies SP3, SP5, CC1, CC2, CC4, CC7, T1, M1, NRM11 and C3 of the South East plan 2009 and material considerations, including third party representations. Specifically the very special circumstances including the value to the Green Belt and the AONB/AGLV of removing the existing buildings from the site are considered to outweigh the harm caused by the inappropriateness of the use, to the character of the AONB/AGLV and by the relatively unsustainable rural location. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

Informatives

1. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
2. 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).
3. Attention is drawn to the provisions of the Planning Obligation of even date pursuant to Section 106 of the Town and Country Planning Act 1990.

The applicant is advised to contact the Head of Operational Services , Guildford Borough Council , at an early stage to discuss naming and numbering of the development.

4. Pollution Prevention Guidelines are applicable on this site. In particular PPG04 available from www.netregs.gov.uk is relevant.
5. The discharge of all effluent to ground or a watercourse requires a discharge consent under the Water Resources Act 1991 . Please contact the Environment Agency for further information.
6. The applicant is advised to submit an application to the Head of Environmental health and Licensing , Guildford Borough Council , for the prior approval of works relating to the control of noise and vibration during construction/demolition under the Control of Pollution Act 1974.
7. The applicant is advised that before development commences details shall be submitted to and approved by the Engineering Manager , Guildford Borough Council , showing the provision for the disposal of surface water emanating from this development . Provision for the disposal of surface water shall be made at the initial stage of the development of the site and shall be completed and be operational prior to any impermeable drained area being created on the site , to ensure compliance with the Land Drainage Act 1991.
8. "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.
9. On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 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.

10. The Local Planning Authority shall be informed, in writing (for the attention of the Planning Obligations Officer), of the proposed commencement date of development a minimum of 14 days prior to that commencement date, in accordance with the Section 106 Agreement.
11. "The applicants' attention is drawn to the Considerate Contractors' Scheme (CCS) at www.ccscheme.org.uk. Given the sensitivity of development of this site in relation to adjoining residents, participation in the CCS by the applicant could be helpful in minimising disturbance and developing good understanding with neighbours during the construction period".

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