

To: All Members of the PLANNING
COMMITTEE
(Other Members for Information)

When calling please ask for:

Kimberly Soane/Leila Manzoor, Democratic
Services Officer

Legal & Democratic Services

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Date: 8 November 2023

Membership of the Planning Committee

Cllr David Beaman (Chair)
Cllr Penny Rivers (Vice Chair)
Cllr Jane Austin
Cllr Carole Cockburn
Cllr Janet Crowe
Cllr Jacquie Keen
Cllr Andrew Laughton
Cllr Alan Morrison

Cllr John Robini
Cllr Julian Spence
Cllr Richard Steijger
Cllr Phoebe Sullivan
Cllr John Ward
Cllr Terry Weldon
Cllr Graham White

Substitutes

Dear Councillors

A meeting of the PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 15 NOVEMBER 2023

TIME: 6.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

Susan Sale,
Executive Head of Legal & Democratic Services & Monitoring Officer

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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Wednesday 8th November 2023 at 5pm.

2 **MINUTES OF THE LAST MEETING** (Pages 7 - 10)

To approve the Minutes of the meeting held on 18th October 2023 and published on the councils website, as correct record of the meeting

3 **DECLARATIONS OF INTERESTS**

To receive from members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley code of Local Government Conduct.

4 QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by Tuesday 7th November 2023.

5 QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from members in accordance with Procedure Rule 11.

Submission of questions must be received by Tuesday 7th November 2023.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

Applications for planning permission

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports 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.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

7.1 WA/2022/02754 - LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN (Pages 11 - 28)

Application for the erection of two storey extension following demolition of existing extension at LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN.

Recommendation

That, subject to conditions, permission be **GRANTED**.

7.2 WA/2022/02506 - LAND NORTH OF QUEEN'S MEAD, CENTRED CO-ORDINATES 496040 136027 PETWORTH ROAD, CHIDDINGFOLD (Pages

29 - 86)

Outline application with some matters reserved for the erection of 78 dwellings including associated infrastructure, public open space, parking and access, LAND NORTH OF QUEEN'S MEAD, CENTRED CO-ORDINATES 496040 136027 PETWORTH ROAD, CHIDDINGFOLD.

Recommendation

That, delegated authority be granted to the Executive Head of Planning Development to granted planning permission subject to the applicant entering into an appropriate Section 106 Agreement securing; the provision of affordable housing at 30% plus contribution for 0.4 of a unit; highway improvements to the bus stops on Petworth Road (the A283); Public Footpath Nos. FP557, FP211 and FP238a to Petworth Road to be upgraded to a Public Bridleway; the provision and management of play areas comprising a Locally Equipped Area of Play (a LEAP) and two Local Areas of Play (LAPs) within the site; and the management of a surface water drainage scheme; and subject to the conditions listed below, permission be **GRANTED**.

7.3 WA/2023/00973 - SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR (Pages 87 - 110)

Application for the erection of a new dwelling and garage together with extension and alterations to existing dwelling following demolition of garage building (as amended by plans received 18/09/2023) at SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR.

Recommendation

That, subject to conditions, permission be **GRANTED**.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2023/01587 - FOXDENE 16 SHEPHERDS WAY TILFORD FARNHAM GU10 2AB (Pages 111 - 124)

The application, under Regulation 3, is for the erection of single storey extensions to a Council owned property, to facilitate disablement adaptations at FOXDENE 16 SHEPHERDS WAY TILFORD FARNHAM GU10 2AB.

Recommendation

That, subject to conditions, permission is **GRANTED**.

9 EXCLUSION OF PRESS AND PUBLIC

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the

following matter on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in Paragraph [x] of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

10 LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483523258 or by
email at kimberly.soane@waverley.gov.uk**

**Or Leila Manzoor, Democratic Services Officer, on 01483523224 or
by email at leila.manzoor@waverley.gov.uk**

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WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 18 OCTOBER 2023

(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr David Beaman (Chair)	Cllr John Robini
Cllr Penny Rivers (Vice Chair)	Cllr Julian Spence
Cllr Jane Austin	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr John Ward
Cllr Jacquie Keen	Cllr Terry Weldon
Cllr Andrew Laughton	Cllr Graham White
Cllr Alan Morrison	

Apologies

Also Present

Councillor Paul Follows

- 1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)
- 2 MINUTES OF THE LAST MEETING (Agenda item 2)

Members agreed that the minutes of the meeting on 20th September 2023 were an accurate and complete record.

- 3 DECLARATIONS OF INTERESTS (Agenda item 3)

There were no Declarations of Interests received.

- 4 QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4)

Question submitted by Mr Bob Higham, and read out by the Chair:

"My question concerns the following condition of planning attached to the granting of planning permission issued by the Council over 6 months ago.

"The dwelling herein approved shall be provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted within 2 months from the date of this permission and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority"

The charging point has not been provided four months after the deadline stated in the

condition. What actions can / will the Council take so as to enforce the condition placed on the granting of planning permission?"

Response provided by the Executive Head of Planning, through the Chair:

"We thank Mr. Higham for bringing this matter to our attention. The matter will be investigated and we will report back to Mr. Higham to inform on the action that the Local Planning Authority will be taking once a full investigation has been conducted, as to whether or not there has been a breach of Planning Control."

5 QUESTIONS FROM MEMBERS (Agenda item 5)

The Chair, used his discretion to allow Cllr Robini to ask a question.

Cllr Robini enquired about the lack of plans, maps and drawings contained in the reports pack. Executive Head of Planning Development, Claire Upton-Brown conformed that this was a one off issue and apologised for the inconvenience.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 6)

Officers confirmed that there were no updates to Government Guidance or Legislation.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 7)

7.1 WA/2023/00029 - LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE (Agenda item 7.1)

The application was for the change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.

Representations were made by the following individuals and duly considered by the Committee:

- Jeremy Barton (Objection)
- Charles Collins (Support)
- Cllr Terry Weldon (Ward Councillor)

Jeremy Barton's Letter of Objection was circulated to Members upon the his request.

The Chair invited the committee to ask questions and debate.

The Committee expressed concerns about the future of the site, the nomination rights and legal agreement to ensure that the allotments are available to the local community. Members also sought clarity about the waiting list for allotments.

The Chair invited the Committee to vote on the recommendation.

12 Members voted in favour, 1 Member abstained and 1 Member voted against.

Therefore, the Committee resolved to **GRANT** permission subject to conditions 1-8.

7.2 WA/2023/00295 - OCKFORD ROAD FILLING STATION, 32 OCKFORD ROAD
GODALMING GU7 1QY (Agenda item 7.2)

The application was for the erection of a petrol filling station building following demolition of existing petrol filling station building; creation and alterations of parking areas; EV charging points and associated works.

Representations were made by the following individuals and were duly considered by the Committee;

- Andrew Ayles (Support)
- Cllr Paul Follows (Ward Councillor)

The Chair invited the Committee to ask questions and debate.

Members raised concerns in respect to the longevity and success of the proposed green wall and had asked if a condition(s) could be made more robust to deal with this matter.

Following the debate, Cllr Sullivan proposed an amendment to Condition 7 to reflect a requirement for ongoing maintenance of the green wall, with delegated authority to the Executive Head of Planning to make the change. The motion was seconded by Cllr Cockburn and gained unanimous agreement from the Committee.

The Chair invited Members to vote.

The Committee voted on the Officer's recommendation, with the agreed upon amendment to Condition 7, and delegated authority to The Executive Head of Planning Development to make the change;

13 Members voted in favour and 2 Members abstained.

Therefore, the Committee resolved to **GRANT** permission subject to conditions 1-11, with delegated authority to the Executive Head of Planning Development to finalise and amend Condition 7 (amended text detailed below in red).

Condition 7:

Prior to commencement of development, and notwithstanding the details shown on drawing nos. 994-GA-P-01 Rev B, OSS-ANS-DR-001 Rev P03, OSS-ANS-DR-002 Rev P01 and the Landscape Design Strategy Rev B (dated July 2003), a detailed planting schedule and maintenance regime for the living/green wall and sedum roof shall be submitted to approved in writing by the Local Planning Authority. Thereafter, the development hereby approved shall not be brought into operation until the living/green wall and sedum roof have been implemented in accordance

with the agreed detailed planting schedule and maintenance regime and shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4, DM11 and DM21 of the Local Plan 2023 (Part 2).”

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 8)

8.1 WA/2023/01362 - CHIDDINGFOLD SURGERY 20 GRIGGS MEADOW
DUNSFOLD GU8 4ND (Agenda item 8.1)

The Application under Regulation 3, was for a change of use from Class E (Commercial use) to Class C3 (Residential use).

The Committee were generally in agreement with the proposals set out in the report.

The Chair invited Members to vote on the recommendation.

14 Members voted in favour.

Therefore, the Committee resolved to **GRANT** permission subject to conditions.

9 EXCLUSION OF PRESS AND PUBLIC (Agenda item 9)

There were no matters to discuss in exempt.

10 LEGAL ADVICE (Agenda item 10)

There was no legal advice given.

The meeting commenced at 6.00 pm and concluded at 7.31 pm

Chairman

WA/2022/02754 – Erection of two storey extension following demolition of existing extension at LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN

Applicant: Mr Edward Hurley -
Parish: Farnham CP
Ward: Farnham Bourne
Grid Reference: E: 484894
N: 145183
Case Officer: Matt Ayscough
Neighbour Notification Expiry Date: 28/11/2022
Expiry Date/Extended Expiry Date: 28/12/2022 /
RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought before the Planning Committee given the number of objections 12 letters from 10 addresses exceeds the limit for householder applications set out in the scheme of delegation.

The proposal seeks consent to remove an existing domestic extension and to erect a new side extension with front projection.

12 letters have raised objection to the proposals. The reasons for objection are listed below in Section 8 of the report.

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

2. Site Description

- The application site: Located to the south of Vicarage Lane, from which only pedestrian access is possible via a steep footpath. Vehicle access to the property is via Deepdene, and Public Right of Way No. 63 and Public Right of Way No. 214.
- Property Type: The property is a 2 storey older style dwelling with white painted brick walls beneath a clay tiled roof. A single storey addition is present to either flank of the dwelling. A group of 2/3 old outbuildings are located to the south-west of the dwelling.
- Character: The character of the area is mixed style properties. However, the application property is not easily visible from Vicarage Lane.

- Boundaries: Steep bank to the north-west, with hedges and mature trees on all other boundaries.
- Site Levels: The property is set into a hill that slopes downwards to the south-east away from Vicarage Lane. The curtilage which is mainly to the south of the dwelling is a small valley which contains a brook known as The Bourne Stream.

3. Proposal

The proposed development comprises:

Demolition of existing extension

Erection of two storey extension with front projecting single storey element

4. Relevant Planning History

Reference	Proposal	Decision
WA/2013/0096	Erection of extensions and alterations following demolition of part of existing building (revision of WA/2012/1048).	Full Permission 14/03/2013
WA/2012/1048	Erection of extensions and alterations following demolition of part of existing building.	Refused 22/08/2012
WA/2009/0825	Erection of ground floor and first floor extensions (as amplified by email dated 30.7.09 and flood risk matrix received 30.7.09)	Full Permission 03/08/2009
WA/2005/1437	Erection of extensions and alterations.	Full Permission 06/09/2005
WA/2005/0647	Erection of extensions and alterations.	Full Permission 26/05/2005

5. Relevant Planning Constraints

- Developed Area of Farnham / Built Up Area Boundary
- South Farnham Arcadian Area
- Neighbourhood Plan Designation
- PROW 63 / PROW 214
- Conservation Area - Old Church Lane
- Thames Basin Heath 5km Buffer Zone
- Wealden Heaths I Special Protection Area 5km Buffer Zone

- Flood Zone 2

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, CC1, CC2.
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP8, FNP12, FNP16.
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM11, DM13
- South East Plan: Saved policy NRM6

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Hills AONB Management Plan (2020-2025)
- Farnham Design Statement (2010)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town/Parish Council Comments

Consultee	Response
Farnham Town Council	Object
Surrey Wildlife Trust	No Objection
Local Lead Flood Authority (LLFA Surrey CC)	No Comment
Surrey County Council Highways	Objection
Surrey County Council Rights of Way	Objection
British Horse Society	No Response
Byways & Bridleways Trust	No Response
Ramblers London (Ramblers Association)	No Response
Auto-Cycle Union Ltd	No Response
Cyclists Touring Club	No Response
British Driving Society	No Response
The Open Spaces Society	No Response
Environment Agency South-East	No Response

8. Representations

11 letters have been received raising objection on the following grounds:

- Vehicular access to the site via Deepdene and Public Right of Way
- Damage to Deepdene road surface
- Limitations on vehicular access concerning weight, speed and parking on footpath
- Damage to vegetation from lorry movements
- Decision should be made by Planning Committee
- Application does not assess the sensitivity of the whole site
- Application does not present a plan for the construction that overcomes access difficulties
- Dumped raw materials during previous works
- Builders' lorries not friendly to unmade surface of Deepdene
- Public footpath at risk of damage
- School children and lorries using Public Footpath- Health and Safety concerns
- Utilities / services will be damaged by heavy traffic
- Cost of repairs to Deepdene
- All materials should arrive via Vicarage Hill
- Concerns that vehicles / materials will be left on Deepdene which will prevent residents parking
- Cost of repairs due to damage by HGVs to Deepdene being responsibility of Deepdene residents
- Safety of school children and visitors to Spotted Cow PH
- Parking on School Lane making accessing Deepdene difficult
- Additional noise caused by the vehicles
- Construction vehicles will damage already fragile lane. Why should cost of repairs be funded by Deepdene residents?
- Width of footpath only enough for cars not construction vehicles
- Disruption and noise along Deepdene will affect residents
- Access should be along Vicarage Lane

The representations will be address later in the report.

9. Planning Considerations:

10. Principle of development

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

The application site is in the developed area of Farnham where the principle of development may be acceptable subject to the impact on visual and residential amenity.

11. Design and impact on visual amenity

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.

Within the area designated South Farnham Arcadian Area in the Farnham Neighbourhood Plan, development is required to maintain the informal rural character and the well-wooded appearance of the area, retain and reinforce trees and hedged boundaries important to the area, and demonstrate that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential area.

A visit to the site revealed that views of the dwelling are afforded from Public Right of Way. However, the site visit took place in the winter months when the deciduous trees and shrubs on the boundary were not in leaf. It is reasonable to assume that views of the dwelling in the spring and summer months would be less direct.

Officers note that no objections have been received from neighbours or from The Bourne Conservation Group on design or visual amenity grounds.

It is noted that the design of the extension does not fully meet the design guidance provided within the Residential Extensions SPD, as it would not appear subservient to the original building.

The proposed two-storey extension with single-storey element constitutes significant additions to the dwelling, albeit with some of the additions offset by the removal of an existing extension.

However, the generous size of the application site would accommodate a larger extension that would appear subordinate, without the plot appearing cramped and overdeveloped.

The subject property is not of a standard design and its position, being built into the hillside, prevents conventional extension to the rear. Therefore, officers consider that the forward projecting side extension can be justified.

The materials proposed in the application are matching to those present in the existing dwelling and the result would be extensions that compliment the existing building.

The views from Right of Way 63 and 214 would not be materially harmed by the design. The dwelling is not easily visible in Vicarage Lane, and Officers consider that no material harm to the streetscene of Vicarage Lane would result from the proposal.

Officers consider that the proposal would not result in material harm to visual amenity and would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1, FNP8 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019

review), Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

12. Impact on residential amenity

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.

Lake Cottage is set into a steep hillside. The closest neighbouring dwelling is no.10 Vicarage Lane to the north. 'Hope Cottage' is situated 39m to the south-east. The two properties are those most likely to be affected by the proposed development.

10 Vicarage Hill

10 Vicarage Hill is situated significantly above Lake Cottage, positioned further up the slope than Lake Cottage is set into. The result of the difference in relative heights is that Officers consider that no material harm from overbearing, overlooking or loss of light would occur to no. 10.

Hope Cottage

- Overbearing development

The proposed extension would be positioned more than 33m from the shared boundary with Hope Cottage. This separation distance complies with guidance given within the Residential, Extensions SPD and Officers consider that no material harm from overbearing would result from the proposed development.

- Harmful loss of light

The proposed extension complies with guidance given within the Residential Extensions SPD in respect of loss of light. Officers consider that no material loss of light would result from the proposed development.

- Harmful loss of privacy

The separation distance between the proposed extension and Hope Cottage, would result in the windows in the side (south-west) elevation of the extension being more than 21m from the amenity space and 18m from windows at Hope Cottage in compliance with the Residential Extensions SPD.

Officers note that no objections have been received regarding overbearing development, harmful loss of light or harmful loss of privacy.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policies DM4 and DM5 of the Local Plan (Part 2) 2023, and the Residential Extensions SPD

13. Effect on the SPAs

The proposed development is for a residential extension and therefore is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

14. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Policy DM1 of the Local Plan (Part 2) 2023 sets out that development should follow the mitigation hierarchy to g)

1. avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021. The biodiversity net gain should be compared to the baseline and calculated using the most up to date national Biodiversity Metric;
2. protect and enhance geological assets.

The application is supported by the following documents:

- Biodiversity Checklist
- Ecological impact Assessment, Darwin Ecology, 7 Vicarage Lane (June 2023)

The application property does not fall within a designated SPA, SAC, SNCI, however, the Ecological Impact Assessment (Darwin ecology, June 2023) advises that the application site is within Gosh Hill SSSI. The site is not within 200m of ancient woodland, and is not an agricultural building or barn.

The Ecological Impact Assessment (June 2023) reports that the building has negligible potential to support roosting bats and no signs of bat presence was noted

anywhere in the building. The report advised, based on the evidence collected on site, the building does not support roosting bats.

The Council considers that no further ecological surveys are required in respect of bats. An informative will be added to the permission, should it be granted, to advise the applicant that it is an offence to harm protected species and to contact Natural England if protected species are found.

The Council has consulted Surrey Wildlife Trust (SWT) with regards to potential impact upon protected species and their habitats as vehicular access to the site is via footpath 68 and footpath 214 which runs through deciduous woodland that has been identified by Natural England as a priority habitat.

SWT has advised that a suitable approach in this instance is that a planning condition is added to the permission to require that a Construction Environmental Management Plan (CEMP) be submitted and approved prior to commencement of the development.

A small water course, 'The Bourne Stream', runs close to the southern boundary of the site. Given the separation between the location of the proposed extension and the stream, the proposed development is not considered materially harmful.

Having regard to the above, and the completed biodiversity checklist, it is considered that further biodiversity surveys are not required.

Flood Risk

The site is located within Flood Zones 2 & 3.

As the proposal is householder development it is considered to be a minor development that is unlikely to raise significant flood risk issues.

The proposal is accompanied by a Flood Risk Assessment which sets out that floor levels within the extension will be set no lower than existing development and that flood proofing of the proposed development has been incorporated where appropriate. Such measures include:

- Construction from masonry engineering bricks with good water penetration, drying ability and dimensional stability.

- Cavity construction to be maintained and clear to a minimum of 225mm below DPC and mortar joints continuous to avoid water ingress.

- Ceramic floor finishes proposed throughout the kitchen, dining and utility areas which will be resilient to water ingress.

As such, the proposal would be safe from flood risk in accordance with Section 14 of the NPPF.

14. Response to Third Party Comments

- Farnham Town Council

As stated in Section 6, Farnham Town Council have raised objection to the scheme. The reason for this objection is that they believe the scheme would result in material harm to the street scene. Officers have assessed the proposal and consider that the proposal is in accordance with the relevant policies based on the scale and impact of the development.

- Other Third Party Comments

Officers note the objections raised by the Bourne Conservation Group and residents. The objections largely focus on the means of access to the site and the resulting harm to safety, living conditions and road condition, should planning permission be granted.

The concerns will be addressed in section 15.

15. Highways and site access

Officers note that several objections have been received from The Bourne Conservation Group and local residents who have voiced concerns as summarised in section 7 of this report. In addition, Surrey County Council Rights of Way & Highways teams have raised objection.

The Council has been advised that the applicant has lawful right of way for vehicles up to 3.5 tonnes to use rights of way 63 and 214 to access Lake Cottage, at a speed no greater than 10mph.

Officers consider that this matter is a not a planning consideration.

In order to address concerns regarding the impact of vehicles in connection with the proposed development on the local area, a condition would be added to the permission requiring a Construction Transport Management Plan to be submitted to and agreed in writing by the Local planning Authority prior to the commencement of the permitted works.

16. Climate Change and Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030.

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

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

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

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

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include the use of new double glazed windows and doors, loft insulation and internal insulation.

The measures outlined in the Climate Change and Sustainability are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

17. Conclusion

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

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:
Location & Site Plan 1992 2001
Proposed Planning Drawings - Floorplans 1992 2110
Proposed Planning Drawings - Elevations 1992 2111 Rev A

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

2. Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building(s), other than the exceptions noted on the application form which are windows and sliding doors to the gable end and dining room extension.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

3. Condition:

The development should be carried out in strict accordance with the flood proofing measures as outlined with the Flood Risk Assessment submitted with the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding of the proposed development and occupants, in accordance with Policy CC4 of the Local Plan 2018 (Part 1) and with Paragraphs 163 and 164 of the NPPF 2019

4. Condition:

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) must be submitted and approved in writing by the Local planning Authority. The CEMP must include suitable measures to safeguard the ecology of woodland through which run Public Right of Ways, Nos. 63 and 214. The development shall be carried out in accordance with the approved CEMP.

Reason:

To protect the ecological interests of the site in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and Policies DM1 and DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall be completed at all times in accordance with all recommendations within the report entitled 'Darwin Ecology, Ecological Impact Assessment (June 2023) as submitted with this application.

Reason:

To ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, and guidance contained in the NPPF.

6. Condition:

No development shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Transport Management Plan shall 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) Vehicle movements to or from the site, whereby no vehicle movements to or from the site shall take place between the hours of 8.15 and 9.15 am and 3.00 and 4.00 pm, nor shall the contractor permit any vehicles associated with the development at the site to be laid up, waiting in School Lane, Lodge Hill Road or Deepdene during these times; and
- (e) measures to prevent the deposit of materials on the highway.

Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the amenities of the adjacent properties in accordance with Policies ST1 and TD1 of the Local Plan Part 1 2018.

Informatives:

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

Case Officer Matt Ayscough

Signed:

Date: 19 September 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes

No

N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

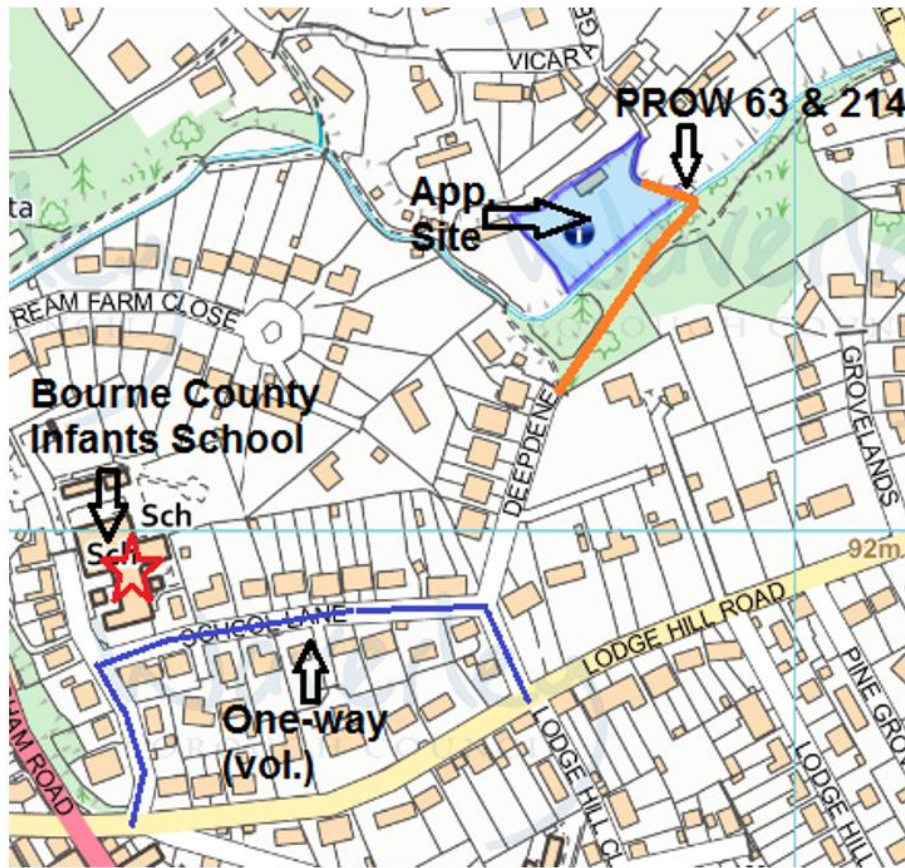
Decision falls within(number reference) of the Scheme of Delegation
..... (initialled by Authorising officer)

ANNEX

Site Location Plan



Wider Area around development



Existing Front and Side (NE) Elevation



Existing Side (SW) Elevation



Proposed Front Elevation



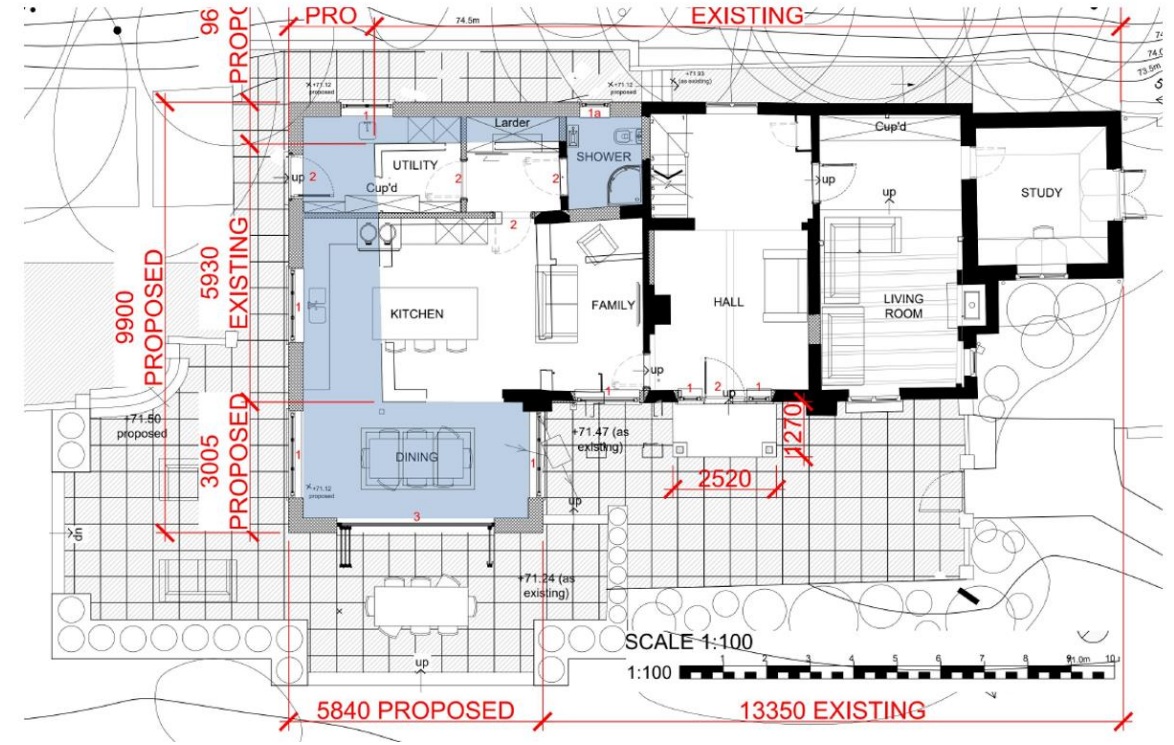
Proposed Side (SW) Elevation



Proposed Side (NE) Elevation



Floor Plan (existing and proposed)



Public Rights of Way (Footpath 63)



View to South from Lake Cottage towards PROW 63



School Lane



WA/2022/02506 - Outline application with some matters reserved for the erection of 78 dwellings including associated infrastructure, public open space, parking and access, LAND NORTH OF QUEEN'S MEAD, CENTRED CO-ORDINATES 496040 136027 PETWORTH ROAD, CHIDDINGFOLD.

Applicant: Mr R. Arthur-Francis and Shanly Homes Ltd
Parish: Chiddingfold
Ward: Chiddingfold and Dunsfold
Grid Reference: E: 496040
N: 136027
Case Officer: Michael Eastham
Neighbour Notification Expiry Date: 01/02/2023
Expiry Date/Extended Expiry Date: 16/11/2023

RECOMMENDATION

That, delegated authority be granted to the Executive Head of Planning Development to granted planning permission subject to the applicant entering into an appropriate Section 106 Agreement securing; the provision of affordable housing at 30% plus contribution for 0.4 of a unit; highway improvements to the bus stops on Petworth Road (the A283); Public Footpath Nos. FP557, FP211 and FP238a to Petworth Road to be upgraded to a Public Bridleway; the provision and management of play areas comprising a Locally Equipped Area of Play (a LEAP) and two Local Areas of Play (LAPs) within the site; and the management of a surface water drainage scheme; and subject to the conditions listed below, permission be **GRANTED**.

Site Description

The application site, which measures 4.54 hectares, is situated to the north of Wildwood Close, Queen's Mead, Woodside Road and St Teresa of Avila RC Church and to the west of Petworth Road (the A283); in the village of Chiddingfold. The site is currently occupied by open fields. The entire site is allocated for residential development under Policy HA3 of the Chiddingfold Neighbourhood Plan (i.e. Sites 6 and 7): Site 6 comprises the western parcel of the application site and Site 7 comprises

the eastern parcel of the site, located adjacent to Petworth Road (the A283). The whole site is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB).

Proposal

Outline planning permission is sought for the erection of 78 dwellings including 23 affordable homes, together with the provision of public open space incorporating play areas (i.e. a LEAP and 2 LAPs), car parking and visitor parking, a new vehicular access directly off Petworth Road (the A283), and a new surface water drainage system. The site would be developed in two phases: Phase 1 would involve the development of the eastern parcel of the site comprising 58 units and Phase 2 would be the development of the western parcel of the site comprising 20 units. The applicant is applying for access to the site, appearance, scale and the layout of the proposed development as part of this outline planning application. Details regarding the landscaping of the proposed development would be submitted for consideration as part of a separate reserved matters application.

Relevant Planning History

WA/1991/0068 – Erection of field shelter, Land at Woodside Road, Chiddingfold. Granted on 6th March 1991.

Relevant Planning Constraints

- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Green Belt outside of any defined settlement
- RD1 Rural Settlements
- Chiddingfold Conservation Area
- Ancient Woodland 500m Buffer Zone
- Grade 3 Agricultural Land
- Wealden Heaths Phase I SPA 5km Buffer Zone
- Protection of Heritage Assets

Development Plan Policies and Proposals

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

Local Plan (Part 2) 2013: Site Allocations and Development Management Policies – Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM20, DM25, DM36.

Chiddingfold Neighbourhood Plan (2013-2032), made in May 2021 – Policies KP1, HA3, H3, H4, H5, BE1, BE2, BE3, BE4, BE5, BE6, BE7, TP1, TP2, TP4, RL4, NE1, NE2, NE3, NE4, NE5, I9, I10.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Local Plan (Part 1) 2018, the adopted Local Plan (Part 2) 2023 and the Chiddingfold

Neighbourhood Plan (2013-2032) are the starting point for the assessment of this proposal.

Other Guidance

- National Planning Policy Framework (2023)
- National Planning Practice Guidance (2014)
- Waverley Council's Parking Guidelines (2013)
- Surrey County Council Vehicular and Cycle Parking Guidance (2018)
- Cycling Plan SPD (April 2005)
- Climate Change and Sustainability SPD (October 2022)
- National Design Guide (2019)
- Infrastructure Contributions SPD (2008)
- Residential Extensions SPD (2010)
- Open Space, Sport and Recreation Study (2012)

Consultations and Parish Council Comments

County Highway Authority	No objection subject to conditions and a S106 Agreement to ensure improvements made to the bus stops on Petworth Road; increased pedestrian and cyclist accessibility; introduction of traffic calming measures and Rights of Way improvements.
County Rights of Way Officer	No objection subject to public footpath improvements.
Minerals and Waste Planning Authority	No objection. The proposal should include adequate facilities for waste storage and recycling. A condition is required for the submission of a waste management plan.
Chiddingfold Parish Council	No objection. <ul style="list-style-type: none">• CNP Site HA3 does not require a community building or a nursery school on this site (as shown on the illustrative layout included in the Neighbourhood Plan).

- Proposal for 78 dwellings compared with the CNP Policy HA3 stated minimum of 60.
- Need for 1, 2 and 3 bed homes.
- Insufficient small/detached dwellings.
- Permitted development rights should be withheld to ensure 1, 2 and 3 bed homes are retained.
- Support proposed SuDS scheme.
- Separation of foul and surface water drainage systems is vital.
- Water harvesting, grey water recycling, provision of water butts is encouraged.
- Driveways, parking areas and paths should be permeable.
- Support proposed walking route through site.
- Bus stops should be sited to maximise sight lines on Petworth Rd.
- Southbound bus stop should be located closer to Woodside Road.
- Support cycle storage for each dwelling.
- Support parking over-provision; would support provision of additional visitor parking.
- Prefer one LAP, not two LAPs with funding going towards extending and improving playground on Coxcombe Lane Recreation Ground.
- Benches and picnic tables could be provided in public open space around the ponds.
- Planting native hedgerows and tree planting enhance wildlife corridors and wildlife stepping-stones.
- Support provision of two ponds and protection of existing watercourses.
- Ecological enhancements supported; fencing should have holes for hedgehogs.
- The Council owned land at Petworth Road as the SANG site would deliver the mitigation required, provide

enhanced recreation opportunities and help deliver biodiversity net gain.

- Proposed bridge threatens oak; re-align the road to retain oak tree.
- Buffer (0.5m) on north side of access road inadequate for street trees.
- Footpaths FP557 and FP211 require improved drainage and surfacing.

Surrey Hills AONB Planning Adviser

Object. Over-intensive development, out of character with its AONB setting, with too many parked vehicles for an AONB village. The site could accommodate 65 dwellings. The brief should have been to produce a landscape led scheme for at least 60 dwellings in the most attractive way possible, meeting housing needs that would make a positive contribution to the character of the village.

County Archaeologist

No objection subject to a condition.

Council's Design Officer

No objection. The amended appearance, layout and detailing are now in accordance with the expectations of the masterplan and wider design policies. The scheme has been significantly uplifted and reflects the character of Chiddingfold. Conditions are required regarding the material samples and boundary treatments.

Council's Historic Buildings Officer

Proposed development would result in less than substantial harm (moderate) to Chiddingfold Conservation Area; less than substantial harm (low) to Hatchedts (formerly known as Hill Cottage) Grade II Listed Building; and no harm to Old Dog Kennel Hill House Grade II Listed Building.

The Woodland Trust	No objection provided the Ancient Woodland is afforded a 30 metres buffer free from infrastructure, including roads and SuDS.
Council's Tree Officer	No objection. The layout plan has been amended to ensure retention of mature trees; ensure a reduction in direct impact on the Ancient Woodland to the north; and ensures sufficient space for planting of street trees along the central spine road.
Environmental Health Officer (Pollution)	No objection. A condition is required to guard against risk from unforeseen land contamination.
Environmental Health Officer (Air)	No objection, subject to conditions relating to a Construction Environmental Management Plan, no burning of waste during construction, and controlling hours of construction.
Council's Housing & Enabling Team	No objection subject to completion of a Section 106 Agreement for affordable homes.
Surrey Police	No comment provided.
Natural England	No objection subject to securing appropriate mitigation for recreational pressure impacts on Wealden Heaths Phase I Special Protection Area (SPA).
Surrey Wildlife Trust	No objection subject to conditions.
Lead Local Flood Authority	No objection. Conditions required to ensure SuDS scheme is properly implemented and maintained throughout lifetime of development.

Thames Water	No objection subject to a condition.
Southern Water	No objection subject to conditions. The exact position of the existing foul sewer must be determined on site in consultation with Southern Water.
South East Water	No comment provided.
Scotia Gas Networks (SGN)	No comments to make.
NHS Surrey Heartlands CCG	No comment provided.
Gatwick Airport Safeguarding	No need to be consulted on this application as it is outside the 15km 'physical' safeguarding area.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper; a site notice was displayed at the site on 14th October 2022 and neighbour notification letters were sent out.

Twelve letters have been received raising objections on the following grounds:

- Residents of Wildwood Close not notified by letter when application submitted.
- Red line boundary incorrect as it includes the stream on the southern boundary.
- The number of proposed dwellings should be reduced.
- Applicant’s leaflets refer to 85 dwellings, not 78 dwellings.
- Dwellings 1-9 face the development so they may overlook other dwellings.
- There would be an increase in traffic on Petworth Road (the A283).
- Any trees that are removed should be replaced.
- The proposed development would generate noise and disturbance.
- Screening is needed for dwellings 1-9 on the far side of the stream.
- The development would lead to the loss of wildlife.

Determining Issues

Principle of Development

Housing Land Supply

Lawful use of the site

Impact on the Surrey Hills AONB and visual amenity considerations

Density

Impact on Trees

Impact on Ancient Woodland

Scale, Layout and Appearance

Housing Mix

Affordable Housing

Highways and Parking

Impact on residential amenity

Public and Amenity Space

Standard of accommodation

Impact on designated Heritage Assets

Archaeology

Flooding and Drainage

Biodiversity and compliance with Habitats and Species Regulations 2017

Effect on the Wealden Heaths Phase I Special Protection Area (SPA)

Contamination

Sustainability

Water Framework Regulations 2011

Self-build and Custom Housebuilding

Human Rights Implications

Other matters

Working in a positive / proactive manner

Planning Considerations

Principle of Development

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

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

Policy ALH1 of the Local Plan (Part 1) 2018, which is closely linked with Policy SP2, details the amount and broad distribution of the 11,210 net additional dwellings required in the period from 2013 to 2032 to meet the full, objectively assessed needs for market and affordable housing.

Policy ALH1 accepts that there is not enough suitable land for housing within the existing settlements of the Borough to meet the need for new homes and states that (paragraph 6.16 of the supporting policy text) the Council's strategy includes making selected releases of greenfield land, mostly directed at Farnham and Cranleigh, then Godalming and Haslemere due to their settlement size and facilities. This has been achieved by allocating sites within LPP1 where development can be sustainably achieved outside of settlement boundaries on greenfield sites. Policy ALH1 allocates the provision of 130 dwellings in Chiddingfold in the period 2013 to 2032.

The settlement boundaries for Chiddingfold were previously defined by the Local Plan 2002. A review of the Green Belt boundary in Waverley was undertaken in 2014. The Local Plan (Part 1) 2018 removed the northern part of the village of Chiddingfold from the Green Belt and identified broad areas beyond the settlement boundaries for potential removal from the Green Belt to meet development needs, in accordance with the recommendations of the Green Belt Review. The Chiddingfold Neighbourhood Plan (2013-2032) amended the adopted settlement boundaries, as defined by the Waverley Local Plan 2002, as follows:

- The inclusion of site allocations including Allocation Ref. HA3: land to the rear of Wildwood Close and Queen's Mead (Combined Site H6 & H7). This is the application site.
- Minor adjustments to both settlement boundaries, which are intended to more accurately represent the extent of each built up area, including where development has taken place since the adoption of Local Plan (Part 1).

Consequently, the application site is now located within the settlement boundary of Chiddingfold in the Neighbourhood Plan; but an area at the front of the site, adjoining Petworth Road remains in the Green Belt.

Policy KP1 of the Chiddingfold NP (2013-2032) is consistent with national policy in relation to the Green Belt and is prepared to be in accordance with the adopted Waverley Local Plan policies. Policy KP1 of the NP says that “development proposals within the settlement boundary (detailed at Figure 4.1), except where the settlement boundary is washed over by the Green Belt are acceptable in principle, subject to compliance with other policies in the Development Plan.”

Policy H1 of the Chiddingfold NP (2013-2032) says that the housing allocation HA3: Land to the rear of Wildwood Close and Queen’s Mead (i.e. combined Site H2 & H3) should comprise a minimum net increase in dwelling numbers of 60 units.

Policy HA3 of the Chiddingfold NP (2013-2032) says the development of the land to the rear of Wildwood Close and Queen’s Mead will be required to:

- Deliver at least 60 new dwellings;
- Limit the provision of new dwellings to the parts of the site that are outside the Green Belt;
- Have regard to Supporting Document C of this Neighbourhood Plan; Sites 6 & 7 Illustrative Masterplan and Design Guidelines;
- Identify Suitable Alternative Natural Greenspace capacity to accommodate the development;
- Create a wooded boundary to the eastern edge of the site;
- Provide vehicular access from the A283 and separate pedestrian access points into the eastern and western parcels of land on the site;
- Provide pedestrian connectivity through the site, linking it to the existing public right of way (ref. FP211) which runs along the northern edge of the site;
- Provide fully serviced plots for self-build in accordance with the most up-to-date Housing Needs Assessment;
- Keep existing watercourses open;
- Be informed by a landscape and visual impact assessment; and
- Ensure that the occupation of the development is phased to align with the delivery of water network capacity enhancements and sewerage network reinforcements in liaison with Thames Water and Southern Water respectively.

The site (allocation reference HA3) is split into 2 sites in the Chiddingfold Neighbourhood Plan (sites H6 and H7): Land to the rear of Wildwood Close and Queen’s Mead (combined site) for the development of 60 dwellings. Policy HA3 sought to deliver at least 60 dwellings on site and also have regard to the supporting documents of the Neighbourhood Plan (NP) including Sites 6 & 7 Illustrative Masterplan and Design Guidelines. Policy HA3 in the Neighbourhood Plan – Land to the rear of Wildwood Close and Queen’s Mead - says: “The development of this site will be required to have regard to Supporting Document C of this Neighbourhood Plan: Sites 6 and 7 Illustrative Masterplan and Design Guidelines.” The nursery building in the eastern parcel of the site and the community building in the western parcel of the

site are identified in the Illustrative Masterplan (Preferred Option Masterplan) that accompanies the Neighbourhood Plan.

The amended Design and Access Statement sets out why the nursery building and the community building which are included in the allocation in the Chiddingfold Neighbourhood Plan (2013-2032) are not incorporated in this outline planning application. Where it deviates from the illustrative masterplan is by not providing the new community facility to the northwest and the nursery building at the entrance. The NP policy does not specifically require these and following discussions with the Parish Council it is understood that following further assessment and extensive consultation they were not facilities required by the village on this site and were discounted at the point of the site being allocated for residential development. The space that they occupied has been replaced by housing and open space. The Parish Council has confirmed that it does not intend to develop a nursery building or a community building on the site; and it wishes to see residential development on the site.

The site would be developed in two phases: Phase 1 would involve the development of the eastern parcel comprising 58 units and Phase 2 would be the development of the western parcel comprising 20 units as set out on Drawing No. 22026 S103 - Proposed Phasing Plan.

As such, the principle of residential development on this site is in accordance with the policies in the Local Plan Part 1, 2018 and the Chiddingfold Neighbourhood Plan (2013-2032) as it is an allocated housing site in the NP (Policy HA3). The western and eastern parcels of land within the site are identified as being within the built-up area boundary of Chiddingfold and residential development on this part of the site is considered to be acceptable, in accordance with the policies in the Local Plan (Part 1) 2018 and the Chiddingfold NP (2013-2032).

Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1st April 2023 on 4th October 2023. The Council calculates it currently has a 3.89 year supply of housing land. Although the housing land supply position is below 5-years, it remains the case that the Council cannot demonstrate a Five-Year Housing Land Supply, paragraph 11 (d) of the NPPF, 2023 is engaged via footnote 8. As the Council cannot currently demonstrate a 5-year supply, the Council accepts that the 'tilted balance' at paragraph 11(d) of the NPPF, 2023 is engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits. From February 2023 the Council has been subject to the Standard Method for housing need which will potentially affect the Council's annual housing requirement.

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

Lawful use of the site

The lawful use of the application site that is subject to the current planning application is agricultural (i.e. Grade 3 agricultural land).

Impact on the Surrey Hills AONB and visual amenity considerations

Paragraph 174 of the NPPF, 2023 states that development should contribute to and enhance the natural and local environment recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

Paragraph 176 of the NPPF, 2023 states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designate areas.

Paragraph 177 of the NPPF, 2023 states when considering applications for development within Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The site is a housing allocation in the Chiddingfold Neighbourhood Plan contributing to the Waverley Local Plan requirement for the village to accommodate at least 130 dwellings during the plan period. The Chiddingfold NP (2013-2032) has been through the statutory procedures leading to formal adoption and it complies with the adopted Waverley Local Plan (Part 1) 2018, it would be unnecessary for the application to be tested against the additional tests in paragraph 177 of the NPPF (*set out above*) relating to major development in an AONB. For instance, the major development test as to whether the development need could be met elsewhere outside the AONB has already been carried out in preparing the Local Plan (Part 1) and the Chiddingfold Neighbourhood Plan.

The site is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV) wherein Policy RE3 of the Local Plan (Part 1) states that development should serve to conserve or enhance the distinctive character of the landscape in which it is located, commensurate with its designation as a local landscape designation.

Placing this proposal into context, the AONB Planning Adviser considers it is the only major housing development on undeveloped land in the Surrey Hills AONB for many years. The AONB Planning Adviser is concerned that the proposed development is too intensive which would not just result in excessive total building mass but an environment that would be dominated by too many parked vehicles for an AONB

village. The Chiddingfold NP (2013-2032) allocation was for at least 60 dwellings. It is understood that the developer consulted the Parish Council informally on a scheme for 85 dwellings before submitting the current outline planning application for 78 dwellings. The AONB Planning Adviser considers that between 60 and 65 dwellings may be more appropriate to the setting of this site on the outer edge of the village which together with the landscape beyond are both protected under their AONB status. The AONB Planning Adviser considers the layout shows buildings and car parking areas coming too close to the roads leading to insufficient space for hedgerow and tree planting. Deeper native tree and hedgerow planting should be provided along the north-east boundary to extend towards the central spine road up to Petworth Road (the A283), to screen views of the development from the main road and the adjoining AONB.

The AONB Planning Adviser considers that the brief should have been to produce a landscape led scheme which would make a positive contribution to the character of Chiddingfold; and that the application should be refused as the proposal constitutes an over-intensive form of development, which would be out of character with its AONB setting, contrary to Local Plan Policy RE3, Surrey Hills AONB policies P1, P2 and P3 and paragraph 176 of the NPPF, 2023.

It is considered unlikely that the proposed quantum of 78 dwellings would have significantly different effects than the 65 dwellings proposed by the AONB Planning Adviser, due to the proposed layout, the omission of the community building and the nursery building and the associated parking; the retention of the wooded stream across the site; the setback of buildings from the central spine road generally allowing space for planting; the retention of a substantial tract of greenspace around the site boundary which would enable the planting of new trees and hedgerows; and the swathe of open space that is proposed on the land that is to be retained as Green Belt adjacent to Petworth Road (the A283) in the eastern most part of the site.

The proposed layout plan (Drawing No. 22026 P101 Rev. U) retains the westernmost part of the site as open space; approximately 0.6 hectares of land in the western parcel of the site has been kept free of built development within the proposed layout plan when compared to the design within the Neighbourhood Plan masterplan. There is also a much wider tree belt between the western parcel and the eastern parcel on the proposed layout plan than that shown on the Neighbourhood Plan masterplan, which would have the effect of spreading the development further apart and is additional to the 0.6 hectares of land in the western parcel of the site.

It is calculated that the proposed scheme provides a 20-25% reduction in net developable area (i.e. footprint of built development) compared to the Neighbourhood Plan masterplan. The footprint of the proposed built development is more compact and contains fewer parking spaces (i.e. 180 spaces) due to the omission of the community building and the nursery building from the proposed development.

The Parish Council has commented that the proposed buffer zone of 0.5m on the northern side of the access road is inadequate. The amended Site Layout Plan (Drawing No. 22026 P101 Rev. U) illustrates the north side of the central spine road averaging over 3.0m of retained verges for trees and defensible planting / hedgerows, well in excess of the 0.5m quoted by the Parish Council.

In terms of a landscape led scheme, the landscape details would be submitted under a separate reserved matters application; and it is considered that there is sufficient space within the site to create green and blue infrastructure led development which would integrate well with the residential area of Chiddingfold to the south, in accordance with the Illustrative Masterplan and Design Guidelines for the Neighbourhood Plan.

A Landscape and Visual Evidence (Volume 1) dated June 2022; and a Landscape and Visual Impact Appraisal, (LVIA: Volume 2), dated August 2022 have been submitted, which conclude that the proposal would result in a variety of residual landscape effects. Two receptors in the LVIA: topography and perceptual qualities, were predicted to experience major/moderate adverse effects, due to the levelling works required to build houses on the gently undulating terrain on this allocated site. The proposed layout seeks to minimise the amount of levelling works by positioning houses along the contours, rather than across them. The visual change in the landscape (i.e. perceptual qualities) when viewed from the north would be a result of the change from wooded countryside into a housing development on the northern boundary of Chiddingfold. Moderate/minor effects are predicted visually from Petworth Road (the A283) and roads to the south of the site where there is intervening built form, hedgerows and tree cover. Minor adverse effects are expected from the PRoW in the east where views are partly screened and across Petworth Road (the A283). Effects on views from the Cricket Ground to the south of the site are expected to be neutral due to the screening effects of the intervening houses, St Teresa of Avila RC Church and the existing tree cover. It is therefore considered that partial views of the housing development on the site would be expected on the approach to a village and that total screening would be more obtrusive and less characteristic than partial views.

As such, the proposed development complies with Policies RE2 and RE3 of the Local Plan (Part 1) 2018, Policy NE2 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Density

The proposed layout would provide 78 dwellings giving a residential density of 17.18 dwellings per hectare (dph); which is low. Whereas the Chiddingfold Neighbourhood Plan Design Guide states new housing developments “to have densities between 23 and 30 dwellings per hectare with a range of house-types.” The proposed development comprises a low-density development; not an over-intensive form of development as claimed by the AONB Planning Adviser. As such, the proposal is considered to be appropriate for this edge of village location in Chiddingfold.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 state that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. The NPPF, 2023 states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees found outside Ancient Woodland, unless the need for, and benefits of, the development clearly outweigh the loss. Policy DM11 of

the Local Plan (Part 2) supports the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control. Policy NE2 of the Chiddingfold NP (2013-2032) says that development of any site in Chiddingfold Parish should retain woodland, important trees and hedgerows.

A Tree Survey and Impact Assessment (6th September 2022), a Tree Protection Plan (Drawing No. 1892-KC-XX-YTREE-TPP01 Rev. C) and a Tree Constraints Plan (Drawing No. 1892-KC-XX-YTREE-TCP01 Rev. A) have been submitted.

The Council's Tree Officer initially raised concerns about the close proximity of the dwellings in the western most part of the site to the footpath (FP557), and the need for good separation between the proposed dwellings and the mature trees along the northern and southern boundaries in the eastern parcel of the site. An amended Site Layout Plan (Drawing No. 22026 P101 Rev. U) has been submitted pulling the dwellings eastwards away from the footpath (FP557) in the western parcel and adding screen planting in the western parcel; and pulling the dwellings away from the retained trees which grow along the northern and southern boundaries in the eastern parcel of the site, providing good separation between the proposed dwellings and the retained mature trees, with potential for under-storey planting. The Council's Tree Officer is satisfied with the amended layout which includes space to accommodate the planting of medium sized and longer lasting trees along the central spine road.

As such, the proposed development complies with Policy NE2 of the Local Plan (Part 1), Policy DM11 of the Local Plan (Part 2), Policy NE2 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Impact on Ancient Woodland

The Council's Tree Officer was initially concerned about reducing the direct impact of the development upon the Ancient Woodland further to the north. In terms of the Ancient Woodland there are two paths connecting into footpath FP557, one more centrally located to access the LEAP with the other connecting to the south of plots 71 and 78 directing pedestrians towards the village. Providing a wide enough surface for cyclists will help to protect the ancient woodland from the increase in use of the Rights of Way network north of the site. The Council's Tree Officer is satisfied with the proposed upgrading of footpath FP557 as this should reduce those wishing to wander off and create a greater impact upon the Ancient Woodland.

The amended layout plan (Drawing No. 22026 P101 Rev. U) ensures an offset of up to 39 metres from the Ancient Woodland which is located to the north-east of the site, thereby ensuring there is a stand-off buffer between the Ancient Woodland and the proposed dwellings, which exceeds the required minimum of 30 metres buffer zone, in accordance with the requirements of the Woodland Trust. Given the separation distance between the proposed built development and the Ancient Woodland it is unlikely that there would be material harm as a result of the development proposed. Therefore, it is considered acceptable and in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

Scale, Layout and Appearance

Policy TD1 of the Local Plan (Part 1) states “the Council will ensure that the character and amenity of the Borough are protected by requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.” Policy DM1 of the Local Plan (Part 2) states that development should not cause harm or damage to existing environmental assets and, and maximise opportunities to enhance such assets. Policy DM4 of the Local Plan (Part 2) states that all new development will be expected to be of a high-quality design. Development should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and historic townscape character. It sets the principles of good design.

The application includes a Figure Ground Analysis Plan which compares the layout of the proposed residential development against the layout in the Neighbourhood Plan. The Figure Ground Analysis submitted with the planning application indicates that the area of land covered by built development in the proposed development would cover less land than the built development in the Neighbourhood Plan, and it would include a larger area of public open space, with the removal of the community building and the nursery building; but an increase in the number of dwellings from 60 to 78 dwellings, which is considered to be acceptable as the land covered by built development would be reduced.

In terms of scale, the majority of dwellings are 1.5 and 2 storeys with focal buildings at 2.5 storeys, in compliance with the Chiddingfold NP (2013-2032). This relatively traditional appearance would not conflict with the existing dwellings on Wildwood Close, Woodside Road and Queens Mead and Petworth Road and would not be harmful to the character or appearance of the area.

The proposed layout was informed by the ‘Chiddingfold Sites 6 and 7 Illustrative Masterplan and Design Guidelines’ (2017) prepared for the Chiddingfold Neighbourhood Plan Steering Group by Aecom, which examined opportunities and constraints which fed into the iterative masterplanning process. Chiddingfold Neighbourhood Plan preferred masterplan comprised a building footprint coverage totalling 0.611ha of the site area, whereas the Site Layout Plan (Drawing No. 22026 P101 Rev. U) submitted with the application comprises a building footprint coverage totalling 0.609 ha of the site area. Therefore, the proposed area of built development would cover less land (i.e. 0.002ha less) than that set out in the Chiddingfold Neighbourhood Plan preferred masterplan.

The amended layout plan (Drawing No. 22026 P101 Rev. U) has removed the car parking spaces in front of dwellings along the central spine road and provided parking spaces down the sides of the dwellings and to the rear of dwellings, thereby improving the street scene and removing the appearance of a car parking dominated scheme. The amended layout plan includes a footpath running along the southern part of the site, linking up the areas of open space and improving connectivity for pedestrians east / west across the site. Following on from the Design Workshop which was held on Thursday 2nd February 2023, the design and appearance of the “Georgian” buildings has been amended, the entrances are now located centrally on the long elevation; render has been replaced with brick and tile or brick and slate. The 2 apartment buildings (Plots 45-51 and 52-58) in the centre of the site have been re-designed (see Drawing Nos. 22026 P146 Rev. C and 22026 P148 Rev. C; the bulk

and massing of the roofs have been reduced, reducing the core bulk considerably to the upper parts of the central apartment buildings; the 2 apartment buildings have the appearance of large Edwardian Villas that have been extended over time; the lift has been removed from both buildings with a dedicated stair to the uppermost (3 bed) apartment.

The amended plans for Plots 73, 74 and 75 located in the western parcel of the site give the building the appearance of a historic Lodge for the Victorian (apartment) buildings accommodating Plots 45-51 and 52-58, which are located in the eastern parcel of the site, which works well on the site. Additional chimneys, ridge tiles and barge boards incorporating decorative detailing were added to the proposed dwellings across the site and window details and porch details were altered; and blank elevations and side elevations were removed to ensure every dwelling had an active frontage facing onto the central spine road. To add further interest to the appearance of the built development, half hipped roofs and catslide roofs have been incorporated in the design of a number of dwellings on the site. The basis of the design approach is the Chiddingfold Character Appraisal.

The development includes a bridge to cross the stream and connect Sites 6 and 7; the design and appearance of the bridge is set out on Drawing No. 22026 P163. The bridge would be brick facing with a timber projecting framework and timber railings; it would comprise a pre-cast concrete arch faced in brickwork. The appearance of the bridge is acceptable as it is a traditional design that is in keeping with the road and railway bridges in the surrounding area.

The Parish Council has requested the re-alignment of the link road into the western parcel as the proposed bridge threatens an oak tree. In terms of the location of the proposed bridge it is necessary to access the western parcel. As set out within the supporting Tree Survey and Impact Assessment, the link road between the parcels requires the loss of a section of scrub and small trees (number 21 in the tree schedule) and one of the larger oak trees in tree group 22. It is intended to retain the other trees alongside the link road in order that their amenity would continue to be enjoyed. Loss of trees on this boundary is inevitable in order to link the two parcels and this arrangement has sought to minimise the impact to acceptable levels. The loss of these trees should be considered in relation to the scheme as a whole that successfully retains the majority of trees within the site. To re-locate the proposed link would likely have a greater impact than currently proposed. The application has been subject to consultation with the Tree and Landscape Officer who has raised no objection to the location of the link road.

The Council's Design Officer is satisfied that the amended appearance, layout and detailing are in accordance with the expectations of the masterplan and wider design policies. As a result, the scheme has been significantly uplifted and reflects the character of Chiddingfold. In particular, the attention to detail including the chimneys on each dwelling or group, ridge tile detailing, eaves details and tile hanging all contribute to a well-considered and thoughtful scheme. The Design Officer has requested that conditions be imposed regarding the submission of material samples and boundary treatments. To avoid these key details being lost during construction, appropriate conditions are included whereby material samples should be submitted (not just photographs), with a clear plan showing the location of each material. The

submission of a materials condition and a boundary treatments condition are considered appropriate and they meet the six tests for imposing conditions set out in the NPPF, 2023.

It is also considered appropriate to withdraw permitted development (PD) rights to the dwellings on the site to retain control over the habitable accommodation at these dwellings and to control further development of the site in the interests of the character of the area and amenities of nearby properties. The Parish Council had requested the withdrawal of PD to ensure 1, 2 and 3 bed homes are retained.

As such, subject to a materials condition, a boundary treatments condition and a condition withdrawing the PD rights, the proposal complies with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2), Policy BE1 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Housing Mix

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

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

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

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

The applicant's proposed housing mix would comprise:

Market units: 16 x 2 bed, 26 x 3 bed and 13 x 4 bed = 55 units.

Affordable units: 9 x 1 bed, 7 x 2 bed, 6 x 3 bed and 1 x 4 bed = 23 units.

The Parish Council has commented that it does not consider the scheme to include sufficient smaller, detached properties of a design which would appeal to residents seeking to downsize. The application provides for a broad mix of house-types ranging from 1, 2 and 3 bedroom apartments and 2, 3, 4 and 5 bedroom houses broadly in line with the most up-to-date evidence in the SHMA and [Waverley Housing Affordability Study 2021](#). In addition, the scheme has been subject to extensive discussions with the Council's Housing Enabling Team which is supportive of the proposed scheme.

Affordable Housing

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

The affordable housing requirement, as set out in Policy AHN1 of the Local Plan (Part 1) 2018, is 30% affordable housing on qualifying sites. On this site of 78 new dwellings, 23 are proposed as affordable which equates to 29.49%; 30% would generate 23.4 affordable homes. The Council's Housing Enabling Team has suggested 23 affordable homes be provided on the application site and the remaining 0.4 homes as a commuted sum, which should be calculated according to the methodology in the Affordable Housing Supplementary Planning Document. To work out the commuted sum, an independent valuation would be required of the Open Market Value of units on the site, along with the Gross Internal Floor Area in order to calculate the sales rate (£ per sqm). The Open Market Values and Gross Internal Floor Areas must be signed off by a RICS Chartered Surveyor or RIBA member architect.

Policy AHN1 of the Local Plan (Part 1) 2018 requires the mix of dwelling types, sizes and tenure split to reflect the type of housing identified in the most up to date evidence of housing need. The Council's latest needs evidence is the [Waverley Housing Affordability Study 2021](#).

Whilst the affordable homes would be allocated to households in housing need from across the borough and there would be no policy requirement to restrict the homes to households from Chiddingfold, it is important to take into account the Chiddingfold Neighbourhood Plan which covers the site and is a material consideration in planning decisions.

The following revised affordable housing tenure mix has been agreed and this will be secured in the Section 106 Agreement: Agreement to provide social rents is a good result for the Council and in line with the priorities in our Housing Strategy, Affordable Housing SPD and the wishes on the Parish Council. Social rent is the most affordable housing tenure, will contribute towards a more balanced community and should be attributed more weight than other tenures which are not as affordable in the local context. The Council's Housing Enabling Team's priority for rented housing is for social rents as reflected in the Affordable Homes Delivery Strategy 2022-25: Build More, Build Better, Build for Life, under Action BB2 which states 'delivery of social rent is considered first, in preference to Affordable Rent on all planning applications requiring affordable housing.' Therefore, the provision of social rather than affordable rents is recommended. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a pressing need to deliver this tenure to meet the needs of Waverley's lowest income households. Being clear about the Council's expectations from the outset about the rent levels we need creates an even playing field between affordable housing providers. This should be set out clearly in the s.106 agreement.

	<u>First Homes</u>	<u>Shared ownership</u>	<u>Social Rent</u>	<u>TOTAL</u>
<u>1 bed flats</u>	<u>6</u>	<u>0</u>	<u>3</u>	<u>9</u>
<u>2 bed flats</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>6</u>

<u>2 bed house</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
<u>3 bed flat</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>2</u>
<u>3 bed house</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<u>TOTAL</u>	<u>6 (26%)</u>	<u>2 (9%)</u>	<u>15 (65%)</u>	<u>23</u>

The proposed dwelling size mix is in accordance with the most up-to-date evidence of housing need and would be appropriate. The proposal therefore complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the NPPF, 2023 and Policy H3 of the Chiddingfold Neighbourhood Plan (2013-2032).

National requirements for First Homes and 10% affordable home ownership have been introduced. The First Homes requirement (25% of all affordable homes to be First Homes), and the requirement for 10% of homes across the development as a whole to be for affordable home-ownership are national policy requirements. These changes are set out in the Affordable Housing SPD update which was adopted at Full Council on 21st March 2023.

First Homes is a discounted market sale product sold at a 30% discount and the sale price after discount must be no higher than £250k. In practice, due to high property prices in Waverley, this means that First Homes will be 1-bed and 2-beds.

Upon the introduction of First Homes via the NPPG, Waverley Borough Council commissioned two studies:

- [Waverley Housing Affordability Study 2021](#)
- [Waverley First Homes Viability Update 2021](#)

The affordable housing should be owned and managed by a housing association or the Council (with nomination rights secured via a nomination agreement if delivered by a housing association). The applicant is encouraged to engage with affordable housing providers and to look to partner with a provider at an early stage so that they can feed into discussions on rent levels, design and future management.

Affordable homes should be indistinguishable from the market housing on the site in terms of their external appearance, in order to promote a tenure neutral environment. It should be workable for affordable housing providers to mix social rent and shared ownership in one apartment building, but it is important to take advice from providers at this stage, particularly with regard to management and service charging issues. First Homes are not managed by an affordable housing provider but sold directly by the developer.

The pepper potting of 23 affordable dwellings in 3 clusters comprising Plots 73-75 and 76-78 in the western parcel of the site; Plots 13-20 on the central spine road; and in

Apartment Building A (Plots 45-51) and Apartment Block B (Plots 52-58) is acceptable as it complies with Policy AHN1 of the Local Plan (Part 1) 2018 and Policy H4 of the Chiddingfold NP (2013-2032).

A Section 106 Agreement has been drafted to secure the provision of affordable housing. As such, subject to the signing of the S106 Agreement, the proposed development complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018, Policy H3 and Policy H4 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Standard of accommodation

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

All affordable housing provision has been designed in accordance with the requirements of the Nationally Described Space Standards (NDSS).

Unit type proposed	Gross Internal Floor area to meet NDSS
1-bed flat	50 sqm (1 bed 2 person)
2-bed house	79 sqm (2 bed 4 person)
3-bed house (2 storeys)	102 sqm (3 bed 6 person) if rented; if shared ownership, 93 sqm is acceptable
4-bed house (3 storeys)	112 sqm (4 bed 6 person); 121 sqm (4 bed 7 person); to 130 sqm (4 bed 8 person)

Affordable homes should all meet the M4(2) building regulations for accessibility as set out in Policy AHN3 of the Local Plan (Part 1) 2018 and have their own private amenity space wherever possible. Policy AHN3 of Local Plan (Part 1) states that “*the Council will require the provision on new developments to meet building regulations M4 (2); accessible and adaptable dwellings to meet the needs of older people and those with disabilities*”. A 3-bed family home is proposed to be provided as M4(3) wheelchair accessible on Plot 78, which is acceptable as it is in line with current need for adapted dwellings from the Housing Needs Register.

The proposal includes the provision of bin stores to serve the dwellings. Whilst these are shown, it is considered that further detail in relation to their material and appearance would be required to be submitted by means of condition on any grant of permission. No objection is raised with regard to the principle of the provision of such stores and, subject to condition, it is considered that there would be no likely material

visual harm. A swept path analysis plan of a 10.98 metres long refuse truck has been submitted which could be accommodated within the proposed site layout and it is acceptable.

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

Highways and Parking

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

The Transport Statement dated 23rd August 2022 illustrates that the proposed development could generate up to 39 two-way vehicular trips (which equates to one additional vehicular trip every 1 ½ minutes) during peak hours, which is considered to be acceptable. The proposed vehicular access would be via a new access/egress onto Petworth Road (the A283); and footways would be provided at the site access and egress onto Petworth Road. A Transport Note dated 3rd March 2023, the amended Site Layout Plan (Drawing No. 22026 P101 Rev. U) and the visibility splay plans submitted on 5th April 2023 demonstrate that pedestrian crossing points are provided on the central spine road and, where provided, appropriate visibility splays are achieved; traffic calming features are provided along the central spine road to achieve a design speed of 20mph; with a single 2.0 metre service margin on one side of the carriageway to accommodate underground services. The submitted swept path analysis plans demonstrate that a refuse vehicle and delivery vehicles can appropriately access and manoeuvre through the site and bin collection points are located on the route of the refuse vehicle, within an appropriate trolley distance for waste collection operatives.

The County Highway Authority requested improvements to pedestrian crossings within the village. The proposed improvements comprise the provision of dropped kerbs with tactile paving across Woodside Road (pedestrian route from Wildwood Close to Coxcombe Lane), dropped kerbs with tactile paving across three access junctions on Coxcombe Lane and dropped kerbs with tactile paving at the Woodside Road arm of the Woodside Road/Petworth Road junction. The proposed improvements are considered to be appropriate to ensure there is a safe and accessible walking route from the site to the village centre; these improvements would be secured via a s106 Agreement.

The County Highway Authority requested a contribution of £60,000 towards the upgrading of the surfacing and drainage of Public Footpaths FP557, FP211 and FP238a to a Public Bridleway to link future residents by bike to the wider Public Bridleway network. The proposed upgrade of the footpaths to a public bridleway are

considered to be appropriate to improve access for residents; these improvements would be secured via a s106 Agreement.

The bus stops adjacent to the site entrance serve route Number 71 between Guildford and Woolmer Hill in Haslemere, which is an hourly service which runs from Mondays to Saturdays inclusive. The bus stops also provide access to school service PT3, which connects Chiddingfold with St Peter's School in Merrow. The County Highway Authority requested improvements to the bus stops and the bus lay-bys including the provision of shelters and real time passenger information; and the provision of a pedestrian crossing on Petworth Road (the A283) in between the location of the two bus stops. Improvements can be provided to the northbound bus stop on Petworth Road (the A283) including the re-location of the bus shelter and provision of real time passenger information; a southbound on-carriageway bus cage marking, along with bus stop flag post, can be accommodated. The Parish Council's comments relating to the preferred location of the existing bus layby and southbound bus stop would be taken into consideration at the detailed design stage in liaison with the County Highway Authority when entering into a s278 agreement (i.e. s278 of the Highways Act) to undertake off-site highways works which are to be secured via a s106 Agreement.

The NPPF, 2023 supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents. The total car parking requirement in the Council's Parking Guidelines (2013) is 172.5 spaces. Parking has been provided in excess of guidance. The submitted plans show 181 car parking spaces in total (i.e. average of 2.3 spaces per dwelling); and 17 parking spaces would be allocated to visitors, in the form of lay-by parking spaces. This over-provision of car parking spaces on the site is in response to the Parish Council's concerns regarding car parking, and it is considered to be acceptable to avoid parking along the central spine road. The proposed development includes the provision of secure cycle parking spaces in garages and cycle sheds comprising 1 cycle space per 1-bedroom and 2-bedroom units and 2 spaces for 3+ bedroom units which is in compliance with the Council's Parking Guidelines.

It is therefore considered that the proposed development would not prejudice the highway safety of the area and it would provide sufficient parking to serve the proposed dwellings. As such, subject to conditions and the signing of a S106 Agreement for the proposed highway works and upgrades to the public footpaths, the proposed development complies with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2), Policies TP1, TP2, TP4 and RL4 of the Chiddingfold NP (2013-2032), the Council's Parking Guidelines (2013) and the NPPF, 2023.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure

a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by guidance contained in the Council's SPD for Residential Extensions. Policy DM5 of the Local Plan (Part 2) states that development should avoid harm to the amenity of future and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

Policy DM5 of the Local Plan (Part 2) sets out requirements for 20 square metres of private shared amenity space per-flat. If, as is the case here private amenity patios/balconies are provided to the individual properties – at a minimum of 1.5 x 2.0 metres, then the private shared amenity requirement reduces to 15 square metres per flat.

Policy BE3 of the Chiddingfold NP (2013-2032) says all proposals for new housing developments should demonstrate that they provide adequate external space in order to ensure an appropriate living environment for current and future occupiers. To achieve this, developments should provide an area of external amenity space for each dwelling that is private; usable; appropriately located; and secure and defensible. Where community amenity space is provided instead of private gardens, a standard of 20 square metres per dwelling will be sought.

The proposed development would be sufficiently separated from neighbouring Housing on Queen's Mead, Wildwood Close, Woodside Road and Petworth Road (the A283), that window to window distances would exceed the 21 metre' minimum separation distance set out in the Council's Residential Extensions SPD.

The two apartment buildings (Plots 45-51 and 52-58) in the centre of the site would both comprise 7 flats incorporating 105 square metres minimum of private external amenity space. The Lodge (accommodating Plots 73-75) has private amenity space. Plot 73 has private amenity space measuring 27 square metres; Plots 74 has private amenity space measuring 30 square metres and Plot 75 has private amenity space measuring 48 square metres. All of the apartments would have a private balcony or allocated frontage patios measuring a minimum of 1.5 x 2.0 metres. Private amenity space is proposed to the south of the apartment buildings, and adjacent to The Lodge which is defensible space to ensure privacy and security, to be secured and separated with fencing/hedging and gated access. Private amenity is to be enclosed and secured for exclusive use by flat residents with gated links to the footpath.

As such, the proposal complies with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2), Policy BE3 of the Chiddingfold NP (2013-2032) and the Council's Residential Extensions SPD, in this regard.

Public and Amenity Space

On promoting healthy communities, the NPPF sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourages the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy LRC1 of the Local Plan (Part 1) 2018 states that proposals for new residential development will be expected to make provision for play space in accordance with the Fields in Trust standard. For the size of the development, the Fields in Trust standard expects a Local Area for Play (LAP) and a Local Equipped Area of Play (LEAP) to be provided.

The proposed development includes two LAPs and a LEAP, which exceeds the Fields in Trust standard; all of which would incorporate timber play equipment and they would offer the wider community more recreational opportunity.

The Parish Council would prefer one LAP, not two LAPs with the funding achieved from only providing one LAP going towards extending and improving the playground on Coxcombe Lane Recreation Ground. However, the development would be subject to CIL which would give the parish funding they can utilise for local projects such as improvements to the existing playground on the Coxcombe Lane Recreation Ground; so there is no need to reduce the number of LAPs on the site.

A connecting footpath has been shown running through the parcels along the southern part of the site, increasing connectivity across the site between the public open spaces; a LAP with play-space has been incorporated at the eastern end of the site, near the site entrance onto Petworth Road (the A283); and another LAP has been proposed next to the attenuation basin in the eastern parcel of the site; and a LEAP with timber play equipment is proposed in the western parcel of the site, adjacent to the public right of way (Public Footpath No. FP557). Provision has also been made for general amenity space for future occupiers within and around the edges of the site incorporating orienteering points and rest areas. The maintenance of the public open spaces and the play areas on the site would be covered in a Section 106 Agreement. The S106 Agreement will include a clause that the LEAP in the western parcel of the site will be open for use by the residents of Wildwood Close, Woodside Road, Queen's Mead and the surrounding area as well as the future residents of this new development.

The proposed on-site provision of play space, comprising one LEAP and two LAPS is considered to be acceptable. As such, subject to a S106 Agreement, the proposed development complies with Policy LRC1 of the Local Plan (Part 1) 2018, the NPPF, 2023 and the Fields in Trust standard.

Impact on designated Heritage Assets

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 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.

Paragraphs 199, 200, 201 and 202 of the NPPF, 2023 are of particular relevance and are provided below:

Paragraph 199 of the NPPF, 2023 states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 200 of the NPPF, 2023 states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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

Paragraph 201 of the NPPF, 2023 states: “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Paragraph 202 of the NPPF, 2023 states: “Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” The National Planning Practice Guidance (NPPG) provides guidance under the Section titled “Conserving and Enhancing the Historic Environment”. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

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

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

The application of the statutory duties within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

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

The site is located outside of the Chiddingfold Conservation Area; and in close proximity to two Grade II Listed Buildings comprising Hatchetts (formerly known as Hill Cottage) which is a 17th century timber framed cottage of one storey with attic under tile hung gabled dormers, on Petworth Road (the A283) and Old Dog Kennel Hill House, which is a 17th century timber framed cottage with subsequent alterations and extensions on Woodside Road.

The proposed development would introduce a large amount of built form, including vehicle movement and lighting, on a previously undeveloped field which is currently open and unscreened on the north-eastern boundary. Overall, these changes would urbanise the general character of the surrounding landscape and views from the Conservation Area (plate 3 in the submitted Heritage Statement). Housing is already visible from this viewpoint (in particular the properties at Wildwood Close) but the built form will be over 150 metres closer and will introduce vehicle movements. The lack of housing and proposed public open space at the entrance to the site does reduce this harm and the landscape screening on the north-east boundary is vital to retain the rural landscape on the approach to the conservation area from the north and minimise/mitigate the harm. But this screening will take a number of years to establish and have any effect and will not entirely remove the urbanising effect. Therefore, less than substantial harm is identified. Considering the visibility of the site within the Conservation Area and the contribution it makes to the significance this harm is considered to be moderate. This harm could be reduced slightly more through moving the access road further south, allowing for a deeper native boundary.

The development would be visible from the Conservation Area, particularly in the gap between Number 1 The Cricket Green and St Teresa of Avila Church. Plans indicate the boundary screening will be reinforced here (this is vital in order to mitigate/minimise the harm). Therefore, less than substantial harm is identified and it would be on the lower end with mitigation (i.e. significant screening). It would be expected that at the reserved matters stage the proposed landscaping would be designed to reduce the visual intrusion of the new dwellings in views from Woodside Road, in particular behind St Teresa of Avila Church.

As with the conservation area, the proposal will alter the wider rural landscape character surrounding Hatchetts, bringing urbanising built form closer. However, it is not within principal views of or from the listed building and built form is already visible.

Therefore, considering the limited contribution the site makes to the significance, with mitigation (significant screening), less than substantial harm is identified and with mitigation (significant screening) this is minimal.

The Council's Historic Buildings Officer considers that the proposed development would result in less than substantial harm (moderate – subject to mitigation i.e. significant screening) to Chiddingfold Conservation Area and less than substantial harm (low – subject to mitigation) to Hatchetts (formerly known as Hill Cottage) Grade II Listed Building. The proposal may be visible from Old Dog Kennel Hill House, but this would be limited and seen within the context of significant later development; and therefore, no harm is identified to Old Dog Kennel Hill House Grade II Listed Building.

As such, the public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 202 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). It is therefore necessary to consider the public benefits that the development may achieve balanced against the over-development of the site. These include:

- Providing much needed housing to meet the deficit in Waverley's 5-year Housing Land Supply (HLS).
- Benefitting the streets in the vicinity of the site from increased natural surveillance, reducing crime and anti-social behaviour.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to Chiddingfold Conservation Area and the two II Listed Buildings: Hatchetts (formerly known as Hill Cottage) and Old Dog Kennel Hill House.

As such, the proposal complies with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Policy BE6 of the Chiddingfold NP (2013-2032), the NPPF, 2023 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Archaeology

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

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

Policy BE7 of the Chiddingfold NP (2013-2032) says "where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement."

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.

The County Archaeologist has reviewed this application and commented that the application site is over the 0.4 hectares, which is recommended for archaeological assessment and possibly evaluation under Policy DM25 of the Local Plan (Part 2).

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

The County Archaeologist has recommended that a programme of investigation in the form of a trial trench evaluation should be carried out. The results of the evaluation will enable suitable mitigation measures to be developed for the site should significant remains be present. These mitigation measures may involve more detailed excavation of any archaeological remains, but in the event of a find of exceptional significance then preservation in situ is the preferred option. The County Archaeologist therefore advises that in this case it is reasonable and proportionate to require that a condition is imposed requiring a site-wide trial trench evaluation. This would provide for the opportunity to influence the design and logistics of the development and accommodate any Archaeological Assets worthy of preservation in situ within the detailed development proposal.

It is considered that, subject to a suitably worded condition, the proposed development would not result in harm to archaeological assets and would accord with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM25 of the Local Plan (Part 2), Policy BE7 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Flooding and Drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Policy NE3 of the Chiddingfold NP (2013-2032) says proposals for the enhancement of existing watercourses, and the creation of new ponds and wetland areas will be supported.

Paragraph 159 of the NPPF, 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future), but where development is necessary in such areas, the development should be made for its lifetime without increasing flood risk elsewhere.

Paragraph 167 of the NPPF, 2023 states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) The development is appropriately flood resistant and resilient;
- c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) Any residual risk can be safely managed; and
- e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

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

- a) Take account of advice from the lead local flood authority;
- b) Have appropriate proposed minimum operational standards;
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) Where possible, provide multifunctional benefits.

This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by sources of flooding where possible. The site is in Flood Zone 1.

A Flood Risk Assessment and Drainage Strategy (version C02, dated 19th August 2022), a Stormwater Drainage Design (version C04, dated 3rd March 2023), together with a Flood Risk and Drainage Addendum (version C02, dated 3rd March 2023), prepared by Water Environment were submitted with the planning application and during the consultation period.

The Lead Local Flood Authority (LLFA) initially raised an objection as an integrated sustainable drainage approach had not been proposed. The LLFA requested that the layout should be amended to include swales and an attenuation basin for the western parcel of the site be supported by calculations and the submission of evidence to support the proposed discharge rates from the site.

An updated drainage strategy has been submitted, to address the ordinary watercourse buffer requirement, and to accommodate additional sustainable drainage features within the development. The amended sustainable drainage features include a new surface water attenuation pond for the western parcel of the site and subsequent reduction in underground storage area; and the addition of a swale to drain the central spine road in the eastern parcel of the site. Permeable paving would be incorporated for car parking areas and other SuDS such as tree pits would be considered at the reserved matters stage. The strategy is to discharge to the adjacent river at 11.7 litres per second for the eastern parcel of the site and 5.3 litres per second for the western parcel of the site, for all rainfall events up to and including the 100 year plus climate change event with all stormwater being attenuated below ground. The updated drainage strategy has been submitted in an addendum note, which supersedes the drainage strategy presented in the Flood Risk Assessment (FRA); but the remainder of the FRA remains unchanged.

It is understood that the provision of a swale along the eastern boundary of the central spine road on the western parcel of the site was considered, however, the presence of tree root protection areas (RPAs) in that area meant that a swale could not be included at this stage. This could be re-assessed at the reserved matters stage, once the site-wide levels have been confirmed, as it may be possible to incorporate a shallow swale above the tree roots if it is possible to raise the levels in that area.

The layout changes include an adjustment to the alignment of the proposed built development along the southern boundary of the eastern parcel of the site, to accommodate the required 5.0 metre' buffer zone (easement) to the stream which is an ordinary watercourse.

Following the submission of the updated drainage strategy, the LLFA has withdrawn its objection and it is satisfied with the proposed drainage scheme and has recommended surface water conditions.

As such, subject to surface water conditions, the proposed development complies with Policy CC4 of the Local Plan (Part 1) 2018, Policy NE3 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Foul Water Drainage

In terms of wastewater, foul drainage from the eastern parcel of the site would drain by gravity from east to west in 150mm clay pipework and discharge into manhole number 8001; the western parcel of the site would drain by gravity in 150mm clay pipework from south to north to the north eastern corner of the western parcel; crossing the base of the stream in a new concrete structure and connecting by gravity to manhole 9101, which is considered to be acceptable in principle. As such, the proposed development complies with Policy I9 of the Chiddingfold NP (2013-2032) and the NPPF, 2023.

Biodiversity and compliance with Habitats and Species Regulations 2017

The NPPF requires that when determining planning application, local planning

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

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.' The Council have consulted with Surrey Wildlife Trust on this application.

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated. Policy DM1 of the Local Plan (Part 2) sets out that development should avoid negative impacts upon biodiversity.

A Preliminary Ecological Appraisal Report (dated August 2022) was submitted with the application, which identified that the main protected species present on site are bats and it made recommendations including a sensitive lighting strategy and the retention of hedgerows.

Surrey Wildlife Trust requested further surveys for protected species to inform an Ecological Impact Assessment. In response an Ecological Impact Assessment, dated February 2023 was submitted which included the results of further surveys of protected species. The Ecological Impact Assessment also set out the ecological enhancements comprising: the grassland in the east and west of the site to be retained as open space to be sown with a suitable species-rich meadow mix; the north east boundary of the site to be planted with a species-rich native hedgerow mix; a pond will be created adjacent to the wooded ditch in the centre of the site, with an additional pond created in the north west corner of the site; native tree and shrub planting will be undertaken across the site; a minimum of 20 integrated bat bricks (25%) on new dwellings and a minimum of 20 bat boxes or bark boxes (25%) on retained mature trees; a minimum of 39 integrated swift bricks on new dwellings; a minimum of 20 bird boxes or bark boxes to include nest boxes for house sparrow, starling and tit species and one tawny owl nest box to be sited in woodland to be installed on retained mature trees across the site; and 20 bee bricks on new dwellings and three insect hotels or bee posts within new areas of open space.

Surrey Wildlife Trust requested a more detailed assessment of whether the severance could impact upon the movement of barbastelle across the site. The presence of a 10 metres gap in the woodland belt between the eastern and western parcels could influence behaviour through noise, physical collision with vehicles, impact upon the availability of prey and the reduction in quality of a commuting route. Following Surrey Wildlife Trust's request, a more detailed assessment was provided in a letter submitted on 18th May 2023 explaining that the proposed layout includes a road connection between the two parcels of land requiring a 10-metre gap to be created. The letter was accompanied by Drawing No. 2852-DFL-ELG-XX-LD-EO-13001-S3-P01 and a Lighting Strategy (prepared by DFL, April 2023).

Four trees would be removed, but two trees closest to the road would be retained. The tree canopies would remain in close proximity and this area would be maintained at below 0.5 lux. Impacts are further mitigated through the provision of a green corridor to the east of the hedgerow, which would provide habitat for bats (all of which is below 0.5 lux), including ponds and tussocky field margin which would provide enriched habitat for prey items for Barbastelle bats. The risk of bat collision with vehicles is considered to be low, taking into account the nature of the central spine road and the availability of the upper tree canopy as a commuting feature. Overall, it is considered that appropriate measures to avoid and mitigate impacts on Barbastelle bats would be provided, and there would be no significant effect on Barbastelle bats or the Ebernoe Common SAC as a result of the proposed development.

Surrey Wildlife Trust is satisfied with the Lighting Strategy (Ref. 2852-DFL-ELG-XX-RP-EO-13001-S3-P01) and Horizontal Illuminance (lux) drawing (Drawing No. 2852-DFL-ELG-XX-LD-EO-13001-S3-P01) that have been submitted; and this should be conditioned. The Light Spill Diagram demonstrates it is feasible to maintain a lux level of less than 0.5lux across the foraging and commuting routes used by barbastelle bats, which confirms that the proposal is unlikely to have a negative impact upon barbastelle bats and therefore upon Ebernoe Common Special Area of Conservation. Surrey Wildlife Trust advises that if granted, the proposal proceeds in line with this lighting proposal; and any deviation should be approved by a suitably qualified ecologist.

Ethos Environmental Planning advise in the Ecological Impact Assessment (Ethos Environmental Planning, August 2022) that “A woodland mitigation strategy is required to set out the measures required to mitigate impacts on the adjacent ancient woodland.” Surrey Wildlife Trust advise that the applicant is required to submit the Woodland Mitigation Strategy prior to the commencement of development; and this should be conditioned. Surrey Wildlife Trust has also recommended a condition in respect of a Landscape and Ecological Management Plan (LEMP), which is considered to be acceptable.

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

Effect on the Wealden Heaths Phase I Special Protection Area (SPA)

Policy NE1 of the Chiddingfold NP (2013-2032) says proposals that result in significant harm to designated environmental assets, especially the Wealden Heaths Phase I SPA that cannot be avoided, adequately mitigated or, as a last resort, compensate for, will only be supported in exceptional circumstances.”

The site is located within the Wealden Heaths Phase I SPA 5km Buffer Zone and given the number of houses planned, a Suitable Alternative Natural Greenspace (SANG) is required as mitigation. The proposal would result in an increase in the number of people permanently residing on the site and would therefore have a likely significant effect on the integrity of the Wealden Heaths Phase I SPA, due to the risk of increased recreational pressure that could be caused by residential development and therefore such development will require an appropriate assessment.

The Council has carried out an Appropriate Assessment in accordance with paragraph 63 (3) of the Conservation of Habitats and Species Regulations, 2017. The Council is satisfied that the applicant has submitted sufficient information to demonstrate that the proposed development would not result in an adverse effect on the integrity of the European site. A S106 Agreement would be required to secure a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG).

The provision of a bespoke SANG is required to mitigate the impact of the proposed development on the Wealden Heath Phase I SPA. Natural England is satisfied with the proposal for a bespoke SANG to be located directly north of the site and incorporate part of Stillers Copse, which is Ancient Wood. Natural England requested securing full implementation, delivery and in-perpetuity funding and management of Stillers Copse Suitable Alternative Natural Greenspace (SANG) under WA/2023/02004 as appropriate mitigation for recreational pressure impacts on Wealden Heaths Phase I SPA. The proposed site for the SANG incorporates dense woodland, open meadows, and a partial riverine character. A Management Plan has been submitted with the SANG application which sets out the management and capacity of the site, costings, funding mechanisms and the body responsible for this (with step-in-rights secured in the event of a private management company) to ensure the SANG is appropriately secured in perpetuity, by means of a separate S106 agreement which would be imposed on WA/2023/02004.

The S106 agreement to be imposed on WA/2022/02506 would secure the SANG prior to first occupation of the first dwelling, which is the point at which the recreational pressure exists that requires the mitigation in the form of a SANG. It is considered that the proposed development would not result in a likely significant impact on the integrity of the Wealden Heaths Phase I SPA due to the secured mitigation solution at the Stillers Copse SANG. As such, the proposed development is acceptable and it complies with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy NE1 of the Chiddingfold Neighbourhood Plan (2013-2032), Regulation 62 of the Conservation of Habitats and Species Regulations 2017 and the NPPF, 2023.

Contamination

Policy DM1 of the Local Plan (Part 2) 2023 states that in areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures.

Third party comments were raised regarding available information on ground conditions. A Phase I and II Geo-Environmental Risk Assessment (dated 24th May 2021) has been submitted which concluded that any imported topsoil to sustain planting should be chemically suitable for use in private gardens; and the water company should be consulted prior to water main installation to ensure the materials encountered are suitable for the desired water main. Once these risks have been evaluated/implemented the environmental risk assessment can be considered complete and the development would be suitable for occupancy.

Environmental Health has reviewed the submitted Phase I + II Geo-Environmental Risk Assessment Report (Aviron Associates Limited, May 2021) and has

recommended a condition to guard against risk from unforeseen land contamination, which is considered acceptable as it meets all 6 tests of applying conditions as set out in the NPPF, 2023.

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

Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan (Part 1) 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change, setting out a number of measures against which developments should accord. Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions through a number of measures relating to new development. Policy DM1 and DM2 of Local Plan (Part 2) 2023 seeks to improve energy efficiency and reduce carbon emissions in the Borough.

The Sustainability & Energy Statement dated 17th August 2022 and a completed Climate Change and Sustainability Checklist were submitted with the application. The Sustainability & Energy Statement proposes the installation of air source heat pumps to all units on the site; together with energy efficiency measures incorporated into the fabric specification of all of the proposed dwellings. The Statement confirms that rainwater harvesting butts could be provided for landscaping maintenance.

The permission would be conditioned to ensure appropriate sustainability and climate change measures within the development such as the requirement for an electric vehicle charging point and the requirement that the dwelling meets the 110 litres of water per person per day in accordance with the above policies.

As such, subject to conditions, the proposal complies with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023, Policy I10 of the Chiddingfold NP (2013-2032) and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

Water Framework Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focussing on ecology. It is designed to:

- Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems.
- Promote the sustainable use of water.
- Reduce pollution of water, especially by 'priority' and 'priority hazardous' substances.
- Ensure progressive reduction of groundwater pollution.

The proposed development would not conflict with these regulations.

Self-build and Custom Housebuilding

Policy DM36 of the Local Plan (Part 2) 2023 is strong on the provision of self-build and custom housebuilding for development proposals of 20 or more additional dwellings; and Policy HA3 of the Chiddingfold NP (2013-2032) refers to the provision of fully serviced plots for self-build in accordance with the most up-to-date Housing Needs Assessment. The Council should be seeking to secure self-build and custom housebuilding and ensuring that it is contained in S106 agreements. However, it is considered that these are not workable within the context of the village character of Chiddingfold. Self-build plots are either better sited on a smaller dedicated site or on a much larger urban extension type development where the masterplan has the ability and the space to incorporate them, so they provide their own context. The Community Infrastructure Levy (CIL) contribution from this development could be utilised for the provision of self-build plots if there is a real need and desire for them in the Parish.

Human Rights Implications

The proposal would have no material impact on human rights.

Other Matters

Third party comments were raised that the red line location plan was incorrect as it included land along the southern boundary including the stream that were not within the control of the applicant. The applicant has submitted an amended red line location plan to address this anomaly.

Development Management Procedure Order 2015 – Working in a positive / proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraph 38 of the NPPF, 2023. This included:

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

Having proactively communicated with the applicant through the process to advise on progress, timescales or recommendation.

Conclusion

The proposed residential development would provide 78 additional units of accommodation in a sustainable location. The principle of residential development on this site is in accordance with the policies in the Local Plan (Part 1) 2018 as it is an allocated housing site in Policy HA3 of the Chiddingfold NP (2013-2032). The western and eastern parcels of land within the site are identified as being within the built-area boundary of Chiddingfold and residential development on these parcels of land within the site is considered to be acceptable, in accordance with the policies in the Chiddingfold NP (2013-2032) and the Local Plan (Part 1) 2018.

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

Recommendation

That, delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into an appropriate Section 106 Agreement securing the provision of affordable housing at 30% and a financial contribution equivalent to 0.4 of a unit ; highway improvements to the bus stops on Petworth Road (the A283); Public Footpath Nos. FP557, FP211 and FP238a to be upgraded to a Public Bridleway; the provision and management of play areas comprising a Locally Equipped Area of Play (a LEAP) and two Local Areas of Play (LAPs) within the site; the management of a surface water drainage scheme on the site and any unadopted space within the development and any minor amendments to the wording of conditions; that permission be **GRANTED** subject to the following conditions:

1. Condition:

Approval of the details of the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved and in accordance with the approved phasing plan.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition:

Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. Condition:

The submission of a reserved matter application pursuant to this outline planning permission shall together provide for no more than 78 dwellings.

Reason:

For the Council to control the amount of development constructed on the site and to accord with Policy TD1 of the Local Plan (Part 1) 2018.

4. Condition:

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

- Loc/001 Rev. C – Site Location Plan
- 22026 S102 Rev. B - Existing Site Survey
- 22026 P101 Rev. U - Proposed Site Layout
- 22026 S103 – Proposed Phasing Plan
- 22026 P102 Rev. L - Proposed Material Plan
- 22026 P103 Rev. L - Proposed Surfaces Plan
- 22026 P104 Rev. L - Proposed Boundary Treatments
- 22026 C101 Rev. E - Coloured Site Layout
- 22026 C102 Rev. B – Coloured Street Scenes (1 of 2)
- 22026 P106 Rev. B – Coloured Street Scenes (2 of 2)
- 22026 P120 Rev. B - Plot 1 Proposed Plans & Elevations
- 22026 P121 Rev. B - Plot 2 Proposed Plans & Elevations
- 22026 P122 Rev. B - Plots 3 - 5 Proposed Plans & Elevations
- 22026 P123 Rev. B - Plots 6 - 8 Proposed Plans & Elevations
- 22026 P124 Rev. B - Plots 9 & 10 Proposed Plans & Elevations
- 22026 P125 Rev. B - Plots 11 & 12 Proposed Plans & Elevations
- 22026 22026 P126 Rev. B - Plots 13 - 15 Proposed Elevations
- 22026 P127 Rev. C - Plots 16 - 18 Proposed Plans & Elevations
- 22026 P128 Rev. B - Plots 19 & 20 Proposed Plans & Elevations
- 22026 P129 Rev. B - Plot 21 Proposed Plans & Elevations
- 22026 P130 Rev. B - Plots 22 & 23 Proposed Plans & Elevations
- 22026 P131 Rev. B - Plot 24 Proposed Plans & Elevations
- 22026 P132 Rev. B - Plot 25 Proposed Plans & Elevations
- 22026 P133 Rev. B - Plot 26 Proposed Plans & Elevations
- 22026 P134 Rev. B - Plot 27 Proposed Plans & Elevations
- 22026 P135 Rev. B - Plot 28 Proposed Plans & Elevations
- 22026 P136 Rev. B - Plot 29 Proposed Plans & Elevations
- 22026 P137 Rev. B - Plot 30 Proposed Plans & Elevations
- 22026 P138 Rev. B - Plot 31 Proposed Plans & Elevations
- 22026 P139 Rev. B - Plot 32 Proposed Plans & Elevations
- 22026 P140 Rev. B - Plots 33 & 34 Proposed Plans & Elevations
- 22026 P141 Rev. C - Plots 35 - 37 Proposed Plans & Elevations
- 22026 P142 Rev. B - Plots 38 & 39 Proposed Plans & Elevations
- 22026 P143 Rev. B - Plots 40 & 41 Proposed Plans & Elevations
- 22026 P144 Rev. B - Plots 42 - 44 Proposed Plans & Elevations
- 22026 P145 Rev. C - Plots 42 - 44 Proposed Plans & Elevations
- 22026 P146 Rev. C - Apartment Block A Proposed Elevations
- 22026 P147 Rev. C - Apartment Block B Proposed Floor Plans
- 22026 P148 Rev. C - Apartment Block B Proposed Elevations

- 22026 P150 Rev. B - Plots 59 - 60 Proposed Plans & Elevations
- 22026 P151 Rev. B - Plot 61 Proposed Plans & Elevations
- 22026 P152 Rev. B - Plot 62 Proposed Plans & Elevations
- 22026 P153 Rev. B - Plot 63 Proposed Plans & Elevations
- 22026 P154 Rev. B - Plot 64 Proposed Plans & Elevations
- 22026 P155 Rev. B - Plot 65 Proposed Plans & Elevations
- 22026 P156 Rev. C - Plots 66 & 67 Proposed Plans & Elevations
- 22026 P157 Rev. C - Plots 68 - 70 Proposed Plans & Elevations
- 22026 P158 Rev. B - Plots 71 & 72 Proposed Plans & Elevations
- 22026 P159 Rev. B - Plots 73 - 75 Proposed Plans & Elevations
- 22026 P160 Rev. C - Plots 76 - 78 Proposed Plans & Elevations
- 22026 P161 Rev. A - Ancillary Buildings 1 of 2
- 22026 P162 Rev. A - Ancillary Buildings 2 of 2
- 22026 P163 - Proposed Bridge Plans & Elevations
- Schedule of Accommodation
- 2201060-03 Rev. C – Pedestrian Connections
- 2201060-04 Rev. F – Proposed Pedestrian Crossing and Visibility Splays
- 2201060-05 Rev. F – Visibility Splays
- 2201060-06 Rev. C – Forward Visibility
- 2201060-12 Rev. F – Forward Visibility
- 2201060-07 Rev. C – Traffic Calming Measures
- 2201060-02 Rev. G – Proposed Access Arrangement and Visibility Splays
- 2201060-08 Rev. C – Proposed Improvements to Local Bus Infrastructure
- 2022-05-25 – Petworth Road
- 2201060-TK04 Rev. C – Swept Path Analysis Bus
- 2201060-TK02 Rev. E – Swept Path Analysis Refuse Vehicle
- 2201060-TK03 Rev. E – Swept Path Analysis 7.5t Box Van
- 2201060-09 Rev. A – Refuse Collection Points and Trolley Distances
- 1892-KC-XX-YTREE-TCP01 Rev. A - Tree Constraints Plan
- 1892-KC-XX-YTREE-TPP01 Rev. C - Tree Protection Plan
- 2852-DFL-ELG-XX-LD-EO-13001-S3-P01 – Horizontal Illuminance (lux) drawing.
- Lighting Strategy (Ref. 2852-DFL-ELG-XX-RP-EO-13001-S3-P01).

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby permitted shall not commence until full details of existing and proposed ground levels (referenced as Ordnance Datum) for each phase within the site and on land and buildings adjoining the site, including the

finished floor levels of each proposed dwelling, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Finished floor levels should be set at least 300mm above the 1 in 100 plus 455 climate change allowance flood water levels, which is referred to as the design flood event.

Reason:

In the interests of the amenities of neighbouring properties and the character of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2023. This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.

6. Condition:

No above ground development associated with the dwellings hereby permitted shall commence until details and samples of the materials to be used in the external elevations for each phase have been submitted to and been approved in writing by the Local Planning Authority. Material samples should be submitted (not just photographs), with a clear plan showing the location of each material. The development shall be carried out in accordance with the approved details.

Reason:

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

7. Condition:

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

Reason:

To safeguard the amenities of the neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

8. Condition:

The dwellings of each phase hereby permitted shall not be occupied until written evidence has been submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that they will achieve a maximum water use of no

more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition with 2016 amendments). Such evidence shall be in the form of a Design Stage water efficiency calculator. The development shall be completed wholly in accordance with the agreed details.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018 and Policy DM2 of Local Plan (Part 2) 2023.

9. Condition:

No development shall be occupied until confirmation has been provided that either:

- all water network upgrades required to accommodate the additional demand to serve the relevant phase of the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason:

The development may lead to no/low water pressure 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, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy NE3 of the Chiddingfold Neighbourhood Plan (2013-2032) and with the National Planning Policy Framework, 2023.

10. Condition:

Each phase of 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 Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework 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 (+40% 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. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate no greater than 11.7 litres/second for the

eastern parcel of the site and 5.3 litres/second for the western parcel of the site.

- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) Evidence that a 5m stand-off has been provided from the top of the banks of the existing ordinary water courses located within and along the site boundary.
- d) 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 flooding.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) 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.
- g) Prior to the occupation of any Phase, the drainage works related to that Phase (as specified in the drainage strategy approved pursuant to this condition) must be completed.

The development shall be undertaken in complete 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, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy NE3 of the Chiddingfold Neighbourhood Plan (2013-2032) and with Paragraph 169 of the National Planning Policy Framework, 2023.

11. Condition:

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and be approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation

devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is designed to the he National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy NE3 of the Chiddingfold Neighbourhood Plan (2013-2032) and with Paragraph 169 of the National Planning Policy Framework, 2023.

12. Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a local remediation strategy to the LPA detailing how this unexpected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.

Following completion of approved remediation works a verification report demonstrating the effectiveness of the approved remediation works carried out shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

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

13. Condition:

Any reserved matters application relating to landscaping shall be accompanied by an Arboricultural Method Statement confirming how retained trees on site shall be protected during the course of construction. The development shall be carried out in completely accordance with agreed Arboricultural Method Statement. Tree protection to be provided in phases in accordance with the phasing plan to be submitted as part of the reserved matters application.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023 and Policy NE2 of the Chiddingfold Neighbourhood Plan (2013-2032).

14. Condition:

Prior to the occupation of the first dwelling the proposed vehicular access to Petworth Road (the A283) shall be constructed and provided with visibility splays in accordance with Drawing No. 2201060-02 Rev. G – “Proposed Access Arrangement and Visibility Splays”. Thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6 metres and 2 metres high above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

15. Condition:

Prior to occupation of the development, a package of improvements works to the bus stops called ‘Petworth Road Catholic Church’ shall be agreed to in consultation with the County Council and constructed in accordance with the agreed scheme. These works should include, but not limited to:

- The replacement and relocation of the northbound shelter to a Littlethorpe shelter, provided with a power source and lighting and Real Time Passenger Information (RTPI). The bus stop flag post should also be relocated.
- The reconfiguration of the northbound lay by to allow a bus to stop parallel to the kerb, while also being able to safely manoeuvre into and from the layby.
- Installation of a bus stop flag post and timetable casing for the southbound service.
- Pedestrian crossing points over Petworth Road and the access to 'Oakwood' provided with tactile paving in between the bus stops.
- A 9.0m length of 125-140mm high kerbs to provide comfortable alighting and boarding for passengers.
- The provision of bus stop clearway road markings for both bus stops.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

16. Condition:

Prior to occupation of the development, the following pedestrian crossing points within the village shall be constructed with flush dropped kerbs and tactile paving in accordance with a scheme to be submitted to and approved by the

County Council. The crossing points include, and are not limited to, the following locations:

- The eastern end of Woodside Road.
- The southern end of Coxcombe Lane.
- Across Woodside Road adjacent to where Public Footpath 557 meets it.
- The access to Stillers from Woodside Road, Queens Mead.
- The double access to the houses at the northern western end of Coxcombe Lane.
- The access to Chiddingfold Village Hall from Coxcombe Lane, Ridgley Road with Coxcombe Lane.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

17. Condition:

Following the construction of the bridge and prior to the commencement of Phase 2 the whole portion of Public Footpath Number 557 within the site and its link with the site estate roads south of Plot 70 shall be constructed and surfaced to be a 3.0m shared cycleway in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. Furthermore, the scheme shall include access details of the site links to the north and south on Footpath Number 557 to ensure accessibility for all pedestrians and cyclists. These accesses into the site shall be a minimum of 3.0m wide.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

18. Condition:

Following the construction of the bridge and prior to the commencement of Phase 2, the proposed path running south of Plots 71 and 78 to Public Footpath 557 shall be constructed and made accessible to residents of the development in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the

Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

19. Condition:

Phase 1 and Phase 2 (respectively) of the development shall not be occupied unless and until the internal junctions and pedestrian crossing points within the respective phase have been constructed and provided with visibility zones in accordance with the approved plans (Drawing No. 2201060-05-RevF) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

20. Condition:

Phase 1 and Phase 2 (respectively) of the development shall not be first occupied unless and until space has been laid out within the respective phase of the site in accordance with the approved plans (Drawing No.22026-P101-U) 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 purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP4 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

21. Condition:

The development hereby approved shall not be first occupied unless and until independently accessible secure parking of cycle integral to each dwelling or building within the development site have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

22. Condition:

The development hereby approved shall not be first occupied unless and until welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities. Thereafter the agreed Welcome Packs shall be issued to each new first-time occupier and the cycle parking shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP2 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

23. Condition:

Prior to commencement of Phase 1 and Phase 2 (respectively) of the development a scheme detailing the type of secure, covered cycle parking for dwellings within the respective phase shall be submitted to, and be approved in writing by the Local Planning Authority, and should comprise:

- Houses (to include dedicated independently accessible cycle stores with 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).

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP2 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

24. Condition:

Prior to the occupation of the development, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", in general accordance with the 'Heads of Travel Plan' document and the submitted Framework Travel Plan dated August 2022 by the applicant. The updated Travel Statement is to include details of:

- (a) The amount of car and cycle parking available to residents within the site.
- (b) The name and/or job title of the person in the site management company who will distribute the Welcome Pack, and any other responsibilities as required by the measures set out within the Statement.
- (c) The details of the scheme to distribute the sustainable travel vouchers.
- (d) The Welcome Pack for new residents, which should include:
 - (i) Details of local public transport services and location of rail stations and local bus stops.

- (ii) Details of lift sharing schemes.
- (iii) Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities.
- (iv) Information to promote the take-up of sustainable travel.

The approved Travel Statement shall then be implemented and for each and every subsequent occupation of the development, thereafter, maintain and develop the Travel Statement to the satisfaction of the Local Planning Authority.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy TP2 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

25. Condition:

Phase 1 and Phase 2 (respectively) of the development hereby approved shall not be occupied unless and until each of the proposed dwellings within the respective phase and at least 50% of the visitor spaces within the respective phase are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018, Policy DM9 of Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

26. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a) An indicative programme for carrying out 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 (augur piling shall be used wherever possible), 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 minimise emissions to air during demolition and construction including emissions of dust and dirt, and emissions from vehicles operating on site.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and Policies NE4 and NE5 of the Chiddingfold Neighbourhood Plan (2013-2032).

27. Condition:

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

- a. parking for vehicles of site personnel, operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials
- d. programme of works (including measures for traffic management)
- e. provision of boundary hoarding behind any visibility zones
- f. HGV deliveries and hours of operation
- g. vehicle routing
- h. measures to prevent the deposit of materials on the highway
- i. before and after construction condition surveys of the highway and commitment to fund the repair of any damage caused
- j. no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Woodside Road, Queens Mead, Coxcombe Lane or Petworth Road during these times
- 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:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and Policies NE4 and NE5 of the Chiddingfold Neighbourhood Plan (2013-2032).

28. Condition:

Prior to the commencement of construction and demolition activities (including groundworks) a Waste Management Plan shall be submitted and be approved in writing by the Local Planning Authority, demonstrating that:

(a) the waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary.

(b) opportunities for re-use and for the recycling of construction, demolition and excavation residues and waste on site are maximised.

(c) on-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development.

(d) integrated storage to facilitate re-use and recycling of waste is incorporated in the development in compliance with Surrey Waste Local Plan 2020.

Reason:

In the interests of the visual amenity of the area, in accordance with Policies DM5 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

29. Condition:

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

Reason:

In the interests of residential amenity, in accordance with Policies DM5 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

30. Condition:

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

Reason:

In the interests of residential amenity, in accordance with Policies DM5 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

31. Condition:

No above ground development associated with the development shall commence until a sensitive lighting management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document

entitled “Bats and lighting in the UK – Bats and the Built Environment Series”. The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of Local Plan (Part 2) 2023, Policies NE1 and NE4 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

32. Condition:

Any reserved matters application relating to landscaping (as required by condition 2) shall include a phased Landscape and Ecological Management Plan (LEMP). Proposals for ecological enhancement, and where required, compensation and mitigation put forward within the LEMP should be based on the impact avoidance, mitigation and biodiversity enhancement recommendations of Sections 6 and 7 of the Ecological Impact Assessment, dated February 2023, prepared by Ethos Environmental Planning and the results of any protected species presence/likely absence surveys carried out. The LEMP shall include:

- a) Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal;
- b) Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
- c) Aims and objectives of management;
- d) Appropriate management options to achieve aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule for securing biodiversity enhancements in perpetuity;
- g) Details of the body or organisation responsible for implementation of the LEMP;
- h) Ongoing monitoring and remedial measures;
- i) Details of legal / funding mechanisms; and
- j) a phasing delivery plan.

The enhancement proposals put forward within the LEMP shall have been subject to quantifiable evaluation through application of the DEFRA Biodiversity Metric ensure to demonstrate to a measurable net gain. The development shall be undertaken in complete accordance with the approved details.

Reason:

In order that the development should protect protected species and provide biodiversity enhancements, in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy NE1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

33. Condition:

Prior to the commencement of development, a woodland mitigation strategy shall be submitted for approval in writing by the Local Planning Authority. The woodland mitigation strategy is required to set out the measures required to mitigate impacts on the adjacent ancient woodland. The development shall be undertaken in complete accordance with the approved details.

Reason:

In order that the development should protect the adjacent ancient woodland, in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy NE1 of the Chiddingfold Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

34. Condition:

Prior to the commencement of development a scheme for the provision of a LEAP and two LAPs including the timetable for their implementation shall be submitted for approval by the Local Planning Authority. The LEAP shall be a minimum size of 400 square metres and the two LAPs a minimum size of 100 square metres. The LEAP and the two LAPs shall be implemented in accordance with the approved scheme and timetable.

Reason:

In order to provide adequate play-space for children, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policies BE4 and BE5 of the Chiddingfold Neighbourhood Plan (2013-2032).

35. Condition:

The reserved matters details in respect of landscaping required pursuant to Condition 2 shall be in accordance with the approved Proposed Site Layout Plan (Drawing No. 22026 P101 Rev. U) in relation to the developable area and location of open space only, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to reduce the impact of the development on the surrounding area in accordance with Policy DM11 of Local Plan (Part 2) 2023 and Policies BE4 and BE5 of the Chiddingfold Neighbourhood Plan (2013-2032).

36. Condition:

A detailed Sustainable Energy Strategy shall be prepared and submitted as part of the reserved matters details and shall be in accordance with the Sustainability and Energy Statement prepared by Bluesky Unlimited and dated

17th August 2022. It shall include measures to ensure a 31% reduction in CO₂ emissions across the site measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L). The development shall be carried out in accordance with the approved Sustainable Energy Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the development achieves a high standard of sustainable design and construction in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and Paragraphs 153-154 of the National Planning Policy Framework, 2023.

37. Condition:

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

Reason:

To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2023 and Policy BE7 of the Chiddingfold Neighbourhood Plan (2013-2032). This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.

38. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwellings hereby permitted shall be carried out without the express permission of the Local Planning Authority.

Reason:

To retain control over the habitable accommodation at these dwellings and to control further development of the site in the interests of the character of the area and amenities of nearby properties, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and Policy BE1 of the Chiddingfold Neighbourhood Plan (2013-2032).

39. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-

enacting that Order with or without modification) no garages, sheds, greenhouses or other ancillary domestic outbuildings, other than those shown on the approved drawings, shall be erected, without the express permission of the Local Planning Authority.

Reason:

To control further development of the site in the interests of the character of the area and amenities of nearby properties, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and Policy BE1 of the Chiddingfold Neighbourhood Plan (2013-2032).

40. Condition:

No dwelling shall be occupied on the site until it have been demonstrated that the suitable alternative natural greenspace (SANG) has been delivered.

Reason:

The provision of a bespoke SANG is required to mitigate the impact of the proposed development on the Wealden Heath Phase I SPA, in accordance with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy NE1 of the Chiddingfold Neighbourhood Plan (2013-2032), Regulation 62 of the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework, 2023

Informatives:

1. Community Infrastructure Levy (CIL) - The Waverley Borough Council CIL Charging Schedule came into effect from 1 March 2019. Where CIL liable development is approved in outline on or after 1 March 2019 the liability to pay CIL arises at the time when reserved matters approval is issued - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY

development actively taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 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 website.

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.

4. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on Tel. 0845 600 3078.
5. 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).
6. 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.
7. The road layout shown on the application drawings does not conform with Surrey Design and is not eligible for adoption.
8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
9. 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.

10. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
11. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.
www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
12. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon the tree's CAVAT valuation to compensate for the loss of highway amenity.
13. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway 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/permits-and-licences/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.
14. The developer is advised that Public Footpath Number 557 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

15. 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.
16. The applicant is reminded that the granting of planning permission does not authorise the obstructing, diverting or interfering any way with a public right of way. If the applicant wishes to move the path, they may apply under the provisions of the Town and Country Planning Act, 1990 where a diversion is required to enable development to take place. This is usually administered by the Planning Authority but Surrey County Council will frequently carry out this work on their behalf and there is a charge. There is a charge of approximately £2,500, the process is open to public consultation and there is no guarantee of success. The applicant will be expected to enter into a works agreement to carry out any work required to bring the new route up to the necessary standard. Please note that if a temporary closure is required while development is underway, this will not be issued unless a formal diversion application has been made.
17. Proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on the Surrey County Council website. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
18. The developer must agree with Southern Water the measures to protect the public sewers.
19. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and been approved in writing by the Local Planning Authority in consultation with Southern Water.
20. There are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3.0 metres of water mains. If the developer is planning significant works near the mains (within 3.0 metres) Thames Water will need to check that the development would not reduce capacity limit repair or maintenance activities during and after construction or inhibit the services Thames Water provide in any other way. The applicant is advised to read Thames Water's guide working near or diverting the pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
21. The Council is unlikely to allow any changes to the appearance of the development that would dilute the quality and detail exhibited within the approved plans.

22. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework, 2023.

Case Officer Michael Eastham Signed: Date: 6 November 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services
.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation
..... (initialled by Authorising officer)

Agenda Item 7.3

WA/2023/00973 – Erection of a new dwelling and garage together with extension and alterations to existing dwelling following demolition of garage building (as amended by plans received 18/09/2023) at SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR

Applicant: Mr Sam Stevens -
Case Officer: Sam Wallis
Neighbour Notification Expiry Date: 18/05/2023
Expiry Date/Extended Expiry Date: 17/11/2023
Committee Meeting Date: Planning Committee 15/11/2023
RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought before the Planning Committee given the number of objections (33 letters from 22 addresses) exceeds the limit for full applications set out in the scheme of delegation.

The development is for the erection of one dwelling and garage following associated demolition on land that serves as the curtilage of Silvertrees Cottage in Cranleigh, together with extensions and alterations to the host property. Officers consider the proposal is acceptable with regards to the impact on design and visual amenity, residential amenity and other related matters.

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

2. Site Description

The application site is located to the south of The Ridgeway in Cranleigh. Silvertrees Cottage is situated on a backland plot with access adjacent to Shielings and Little Barn. The street scene is semi-rural in character, with treed and foliated boundaries, with large, detached dwellings of differing form. Site levels are largely flat.

3. Proposal

The application seeks permission for:

- Erection of a new detached chalet-style two-storey dwelling, detached garage and associated access following demolition of the existing garage.
- Extension and alterations to the existing dwelling following partial demolition of the rear outlier.

4. Relevant Planning History

Reference	Proposal	Decision
HM/R10499	Conversion into bungalow	GRANTED (14/04/1959)
HM/R13971	Addition to form additional bedroom and dining room	GRANTED (17/12/1963)
HM/R16791	Extension - two bedrooms	GRANTED (17/11/1967)
WA/1979/1572	Single storey extension to provide enlarged three bedrooms	GRANTED (13/11/1979)

5. Relevant Planning Constraints

- Developed Area of Cranleigh / Built Up Area Boundary
- Ancient Woodland 500m Buffer Zone

6. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, ST1, TD1, NE1, NE2, CC1, CC2
- **Waverley Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023):** DM1, DM4, DM5, DM13

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Cranleigh Design Statement (2008)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town Council Comments

Cranleigh Town Council	<p>Objection.</p> <ul style="list-style-type: none"> • Members are concerned that the removal of trees and shrubs will risk damage to other trees and shrubs nearby, but also highlight that the disturbance of nesting birds is a criminal offence and expect works to be carried out from October. • Members highlighted that there is the potential for the proposals to be an overdevelopment, due to the loss
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	<p>of privacy and overlooking to neighbouring dwellings and amenity space.</p> <ul style="list-style-type: none"> Members noted the number of objections to the proposals. <p>(30/05/2023)</p> <ul style="list-style-type: none"> The proposal is an overdevelopment of the site, an infill dwelling, that would overlook the neighbouring dwellings. All overlooking windows must be obscured glass and the 45% rule must be met for all other windows for the proposed property. Members are disappointed with the loss of trees and would insist that a replanting scheme is put in place, along with additional fenestration where the neighbouring gardens will be overlooked. Members support the proposed highway conditions for the entrance way to the proposed dwelling. <p>(updated response 04/10/2023)</p>
Surrey Highways Authority	No objection (subject to conditions). (13/07/2023)
Thames Water	No comment. (25/04/2023)
Southern Water	No comment. (15/05/2023)

8. Representations

33 letters from 22 addresses have been received raising objection on the following grounds:

- Overdevelopment of the site not in keeping with density of development in local area.
- Precedent of backland development.
- Backland development not in keeping with pattern of development.
- Reduction in amenity space for the existing dwelling.
- Loss of privacy, loss of light and overbearing impact to adjacent dwellings.
- Light and noise pollution.
- Impact from construction traffic given proximity to Park Mead School.
- Highways impact from narrow access with no safe egress and ingress for emergency service vehicles.
- Impact on biodiversity.
- Potential for drainage issues
- Proposal is not in accordance with the development plan for housing.
- Pre-emptive felling of four mature Oak trees.
- No landscaping proposed.
- Response regarding position of neighbouring air source heat pump.
- Pond located 60m from the site.

- Inaccuracies with provided plans.

1 letter has been received expressing support for the following reasons:

- Backland development is a feature of neighbouring development.
- Good well sized family home.
- No impact on neighbouring amenity.

Planning Considerations:

9. Principle of Development

The site is within the Developed Area of Cranleigh wherein the principle of development is acceptable subject to visual, residential amenity and other site specific considerations.

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

10. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement dated October 2023, with a base date of 1 April 2023. The Council calculates it currently has 3.89 years' worth of housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2023 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The proposal involves the erection of one dwelling. As such, the site would result in a net gain of 1 residential unit. Although the provision of the residential dwelling as proposed does not make a significant contribution to housing supply, this does not mean that what is otherwise sustainable development should be refused.

11. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM4 of the Local Plan (Part 2) 2023 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Both are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2023.

Policy DM4 states that the principles of good design should be incorporated by making the most efficient use of land, while being sympathetic and responsive to the prevailing pattern of development.

Officers note that the principle of backland development along The Ridgeway has already been established with the host property and neighbours at Pentlands, Woodcroft and Walton Lodge, the latter of which was granted planning permission and recently implemented under WA/2014/0292. The question therefore is whether backland to backland development would be appropriate. There is no policy in either Local Plans or the NPPF that specifically outlines this as unacceptable. Therefore, officers look to plot sizes, relationship with neighbours and spatial characteristics to identify whether material harm to character would be caused by the proposal.

The Ridgeway and adjacent streets, Homewood, Woodlands Close and Woodland Avenue are noted for their semi-rural feel. They constitute large, detached, mostly two-storey dwellings on varied plot sizes. The design and form of homes are mixed and provide for a pleasant and varied street scene.

This development would involve the subdivision of the existing plot to build a further two-storey dwelling. It is noted that Silvertrees Cottage, Pentlands and Woodcroft do benefit from larger than average plot sizes in the immediate and wider area. The resultant plots would be 980.6sqm for the new dwelling. The plot of the new dwelling would be well in line with surrounding development including Walton Lodge which has a plot size of around 991 sqm. The main concern would be the plot size of the host dwelling. This would be reduced to 365sqm, which albeit reasonable in size, would be below that of nearby properties including Shieling and Timber Lodge, fronting The Ridgeway both with plot sizes of around 591sqm.

However, impact on character includes a number of facets, which is highlighted in Policy DM4 (b). As stated above, backland development is a feature on both the south and north of The Ridgeway, so the development would not be directly at odds with the established street pattern. Both dwellings are sizeable, detached properties whilst the architectural form is typical Surrey vernacular, with the use of half-hipped roofs, inset dormers set down from the ridge and up from the eaves, with an attractive palette of materials including fair face brickwork and plain clay tiles, the quality of which has been secured under Condition 2. Whilst both have similar architectural form, they have varying mass and scale which continues to follow the mixed character of the immediate area, whilst the height of both dwellings (the host property at 6m and the new dwelling at 6.5m) is in-line with surrounding two-storey development. The new dwelling is well spaced from boundaries and given both are backland, views of the development from any surrounding street scene would be fleeting. The proposed garage would be in a typical cart-shed style with cat-slide roof to tie-in appropriately with the host dwelling. Furthermore, the existing dwelling has had numerous 1960's and 1970's additions that have resulted in an incohesive appearance. This proposal would act to reduce the spread of the host dwelling by demolishing elements to the front, side and rear, resulting in a reduced footprint and depth.

Thus, whilst the plot size of the host dwelling would be below average for the immediate area, given the existing backland position where the impact on street scenes is minimised, the architectural form and design as well as mass and scale of the dwellings, officers on balance consider that the proposal largely accords with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

12. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 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 and full weight respectively due to their consistency with the NPPF 2023.

Policy DM5 of the Local Plan (Part 2) 2023 states that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

Residential SPD Guidance, whilst not directly relevant to the development of a new dwelling, does provide good useable recommendations on spacing and distances to measure residential amenity impacts highlighted in Policy DM5.

The application site is surrounded by properties on all sides. Therefore, officers will assess the impact of the development on each adjacent property. Officers do note comments by neighbours regarding impact on loss of light, overbearing development and loss of privacy which will be assessed below.

The closest and most immediate neighbour is Pentlands to the west of Silvertrees Cottage. The development would involve an increase of the ridge height of the host dwelling by 0.7m from 5.3m to 6m directly on the boundary. Given the existing relationship, with Pentlands notably set back with a separation of 11m, coupled with the side elevation flanking Pentlands gravel driveway and Pentlands 6.7m ridge height, it is not considered this would be materially overbearing. One first-floor dormer window would be positioned to be south-facing. It is sat at an angle but could potentially afford views given the relationship between the dwellings. As this serves an ensuite bathroom, officers have conditioned this to be obscure glazed (Condition 3). Some low-quality shrubs will be removed along the western boundary to facilitate the changes but given the existing 1.8m timber board fencing, no harm is identified.

The proposed garage / car port for the new dwelling is positioned 1m from the boundary with Pentlands which is appropriate for single-storey development as highlighted by Residential SPD Guidance. The sloping cat slide roof also means a low eaves height close to the boundary at just 1.2m. The new dwelling is separated 6m from the flank boundary which is also appropriate for two-storey development. Given this larger separation, even though the new property is setback from Pentlands, the 45-degree rule would not be impacted with regards to loss of light. Measurements have been taken from the closest edge of the closest

window serving a habitable room (rear kitchen/diner window as shown in plans WA/2022/00102). A line drawn at 45° to the existing property and extended to a maximum of 12 metres does not cross the proposed dwelling. The only window on the western side elevation is a rooflight which would not provide direct outlook by its nature as a rooflight and serves a jack and jill ensuite.

To the south of the application site is Brambles and The Croft. The new dwelling is located approximately 11.5m from their separate rear amenity spaces which is marginally below guidance. However, given the large-scale separations from the dwellings themselves (34m and 38m respectively) which is well in line with the 21m highlighted by Residential SPD Guidance coupled with foliage and trees close to this southern boundary, officers do not consider there would be material overlooking, overbearing or a loss of light impact.

To the east of the application site is no.7 Homewood, Walton Lodge and Littlebarn. The new dwelling is situated 3m at its closest point to the boundary with Walton Lodge which is in line with Residential SPD Guidance for two-storey development and so would not be overbearing. No first-floor windows are positioned on the eastern side elevation that would cause overlooking whilst the separation from dwellings of 28m from no.7 Homewood and 16m from Walton Lodge, as well site levels that slope up to both of these properties, means the new dwelling would not result in a material loss of light. The development would involve the addition of three new dormer windows on the eastern elevation of the host dwelling. However, given the separation distances and intervening high treed boundary treatment, no harm is identified. Officers have removed PD rights for the new dwelling regarding the insertion of dormer windows on side elevations to ensure no potential harm in terms of outlook.

Finally, to the north-west is Shielings. Two additional first-floor windows (one dormer and one within the half-hipped projection) would be added. There is already an existing dormer on this elevation and Shieling is sat at an angle and distance such that any views would be oblique.

With regard to comments raised in terms of light and noise pollution, the application site is within the developed settlement boundaries and the proposal is for an additional residential dwelling where development flanks all sides. Therefore, this would not be materially detrimental compared to the existing situation.

For the reasons above, the proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

12. Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space

standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing Standards – Nationally Described Space Standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

The application would provide 1 4-bed market unit. The following tables provide a comparison between the proposed floor areas and the Technical Housing Standards.

Bed no. and person no.	Technical Space Standard	Internal floor area proposed	Does it accord?
New Dwelling			
Master Bedroom (2p)	11.5m ²	23.76m ²	YES
Bedroom 2 (2p)	11.5m ²	16.54m ²	YES
Bedroom 3 (2p)	11.5m ²	17.20m ²	YES
Bedroom 4 (2p)	11.5m ²	19.47m ²	YES

The below table sets out the technical standards in terms of gross internal floor areas and storage and those proposed.

Unit	Technical Standard	Internal floor area proposed	Does it accord?
New Dwelling 2-storey, 4-bed, 8 person	127m ²	233m ²	YES

The proposal would exceed all space standards criteria. Furthermore, the amenity space would be private, secure and defensible and appropriately located in line with Policy DM5.

The proposed dwelling would also be well separated from the host dwelling at 18m rear-to-front which is in line with recommended distances so not to have an amenity impact on future occupiers.

13. Biodiversity and compliance with Habitat Regulations 2017

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.

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.'*

Officers have further conducted a Magic Maps check. Officers do note a pond located within an area of deciduous woodland to the south of the site located 95m at its closest point to the host dwelling. Planning officers have done a GCN licence check and note that the closest GCN licence issued was 904m away to the north-west (Grid Ref: TQ063396 dated 21/04/2015). As no licences have been issued in the immediate area, coupled with the site being flanked on all sides by residential development with high intervening boundary treatments, officers do not consider there would be any likely impact to GCN.

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water bodies, and is not an agricultural building or barn. The dwelling has had large scale extensions all post-1960 that have affected all roof planes under planning references HM/R13971 and HM/R16791. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

Officers note the comments by Cranleigh Parish Council regarding nesting birds. Officers have attached suitable informative in line with this.

In view of the above, it is considered that the proposal would not adversely affect the biodiversity of the site and would be in line with Policy NE1 of the Local Plan (Part 1) 2018.

14. Impact on Trees and Ancient Woodland

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

It is noted that no trees are protected on-site, the site is within the developed settlement boundaries and is not within a Conservation Area. Notwithstanding, the applicant has provided an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Trevor Heaps Arboricultural Consultancy Ltd dated 04/10/2023) with this application.

The proposal identifies the removal of several small trees along the western flank boundary and to the centre of the site, all classified as either Category B2 or C2 (moderate to low quality specimens). The Council's Tree and Landscape Officer states that the loss of tree cover is unfortunate however owing to limited tree quality and prominence, the loss can be adequately mitigated with replacement planting secured by a landscape scheme condition (Condition 9). The proposed layout relationship with retained trees is acceptable. Existing hard surfaces have been designated RPA ground protection which also has been suitably conditioned (Condition 8). Officers also note that site soils are likely shrinkable and therefore it is essential any approved construction has adequate foundations to ensure long-term tree retention (Condition 10).

The application site is also within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful.

For the reasons above, and subject to conditions, the proposal would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Waverley Borough Local Plan (Part 2) and paragraph 180 of the NPPF.

15. Highways and Access

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 relates to the requirements for accessibility and transport.

Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the adopted Parking Guidelines Document.

It is noted the existing garage is located near to the rear of the host dwelling with a gravel hardstanding driveway. The garage will be demolished and this hardstanding retained and extended to allow ingress and egress for vehicles to the new dwelling.

The application has been assessed by the County Highway Authority. The application site is accessed via a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network. Visibility where private meets public is acceptable and the proposals would not result in any significant intensification of vehicle movements at the junction. Officers note that Public Footpath 368 runs along The Ridgeway. As the proposed access crosses this Footpath, pedestrian visibility splays should be provided on a visibility plan, and thus Condition 6 has been worded accordingly.

The parking area and driveway of both dwellings would comfortably accommodate in excess of 2.5 spaces each, in accordance with the Council's parking guidance.

Subject to compliance with conditions, the proposed new dwelling would have an acceptable impact on parking and highway safety in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and Section 9 "Promoting Sustainable Transport" in the NPPF 2023.

16. Climate Change & Sustainability

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

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

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

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

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include low energy LED's throughout, the installation of a heat recovery ventilation unit, double glazed windows and doors, cavity wall, loft, and roof insulation to exceed building regulations and use of permeable paving materials amongst other measures.

These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

17. Other Matters Raised by Third Parties

Officers note a reason for objection by a neighbour regarding the issue of drainage / flooding and potential for increased water runoff. It is noted that the development is not located within a Flood Zone and is not in area noted as being susceptible to high water runoff. Therefore, no flood risk assessment is required.

Neighbours have stated the pre-emptive felling of four mature Oak trees. Whilst regretful, these trees were not under a Tree Preservation Order (TPO) and the applicant can do this without seeking planning permission.

Regarding construction traffic, given the proximity to Park Mead School and safe egress and ingress for emergency service vehicles, Surrey Highways as stated above have made an assessment and have concluded that they have no concerns in this respect. They have also not suggested a requirement for a Construction Management Plan given the scale of works proposed.

18. Conclusion

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

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are NS/23/01 (amended block plan), NS/23/02, NS/23/03, NS/23/04, NS/22/10, RC/22/01, RC/22/02, RC/22/03, OB/22/01A, OB/22/02A, OB/22/03A, OB/22/04A and OB/22/10. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

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

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 Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

3. Condition:

The first-floor dormer window of the host dwelling serving an ensuite in the rear south-facing elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason:

In the interest of neighbouring amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan 2023 (Part 2).

4. Condition:

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 first-floor dormer windows on both side elevations of the new dwelling house hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason:

In the interest of neighbouring amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan 2023 (Part 2).

5. Condition:

The existing areas of the host dwelling shown to be demolished on the approved deposited plan (NS/23/01) shall be demolished and all materials arising from this demolition shall be removed from the site within three months of the substantial completion of new dwelling hereby permitted. For the purpose of this condition, substantial completion means:

- the new roof has been installed and tiled, and
- all windows and doors have been fitted.

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 DM4 of the Waverley Borough Local Plan (Part 2).

6. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development promotes sustainable transport in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

7. Condition:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development promotes sustainable transport in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

8. Condition:

The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to the proposed dwelling, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

9. Condition:

The Arboriculture Method Statement and scaled Tree Protection Plan provided by Trevor Heaps Arboricultural Consultancy Ltd. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, including Tree Protection Plan, Reference TH 3925 B, Dated 4th October 2023 shall be adhered to throughout the construction. The development shall be carried out in accordance with the approved details. All revisions of the approved detail part of this Condition shall be submitted to the Local Authority Tree Officer for their approval before it can be applied.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

10. Condition:

The Local Authority shall be notified at least 2 weeks prior to expected commencement of demolition/construction activities with a written notice. The notification shall include photographic evidence of tree protection, such as temporary ground cover, sacrificial surface layer and Heras fencing. All protection measures shall strictly accord with the approved Tree Protection Plan (TPP) and Arboriculture Method Statement (AMS). The Local Planning Authority shall determine the detail within the notice and if found satisfactory shall provide written approval for the development to proceed. This approval requires continued monitoring by the appointed person to ensure effective tree protection continues throughout the life of the construction in strict accordance with the approved TPP and AMS. Retained trees which become damaged by demolition and construction activities shall be considered as a breach of this Condition and could lead to a temporary Stop Notice being issued immediately upon the development.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance

with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

11. Condition:

Prior to the commencement of the development, a detailed 5 year landscape scheme including hard landscaping, tree & plant management and method of planting and establishment in accordance with BS 8545:2014 and recommended ecological recommendations, shall be submitted to the Local Planning Authority in writing. The scheme shall include the following information.

1. Scaled plan showing location of hard landscape features, gates, fences, new trees and plants
2. List of materials, colour, plant species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)
3. Detail construction & planting method, type of physical support and plant protection
4. Provide method of post planting irrigation

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

12. Condition:

Prior to the commencement of development on shrinkable soils detail of special design/depth foundations of proposed above ground-built structures within 15m of retained and new planted trees shall be submitted to the Local Authority for approval. The design shall detail how the foundations will resist future indirect impacts of trees at maturity.

Reason:

In the interests of long term and sustainable tree retention including tree planting and their future growth, and protection of the rooting areas of retained trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

13. Condition:

The development hereby approved shall be completed at all times in accordance with the Climate Change & Sustainability measures set out in the SPD Checklist submitted with this application.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local

Plan (Part 2) 2023 and the Council's Climate Change and Sustainability SPD 2022.

14. Condition:

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason:

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

15. Condition:

Prior to the first occupation of the dwelling here by 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 Waverley Local Plan Part 1 (2018).

Informatives

1. "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.
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

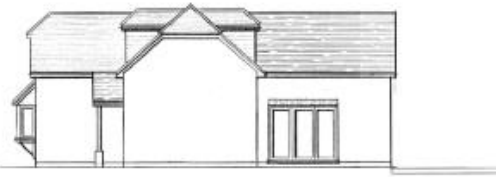
3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
4. The developer is advised that Public Footpath Number 368 runs adjacent to the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
5. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
6. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2023.

Case Officer Sam Wallis Signed: Date: 26 October 2023



FRONT ELEVATION



RIGHT ELEVATION

SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU6 7HR



LEFT ELEVATION



REAR ELEVATION

0 2.5 METRES
SCALE 1/100 @ A3

PROPOSED ELEVATIONS

DRAWING N° 0612103A
REV. A. REAR ELEVATION REQUESTED TO SUCCED



FRONT ELEVATION



RIGHT ELEVATION

SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU6 7HR

0 2.5 METRES
SCALE 1/100 @ A3



LEFT ELEVATION

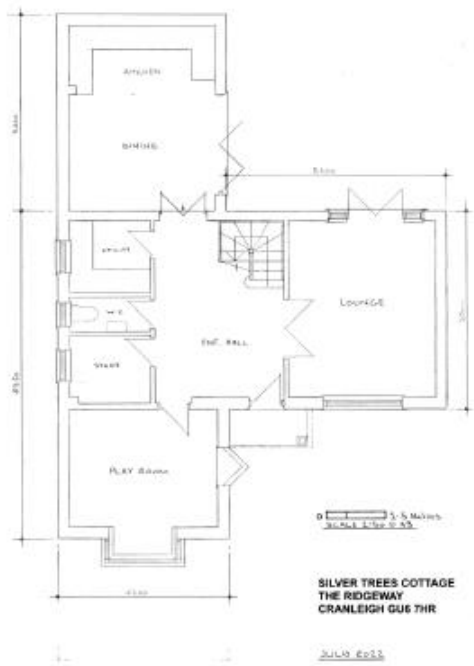


REAR ELEVATION

APRIL 2011

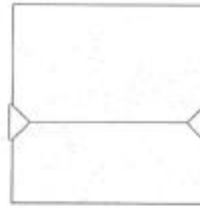
EXISTING ELEVATIONS

DRAWING N° RC/21103

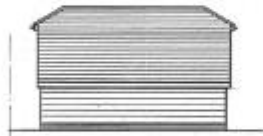




FLOOR PLAN



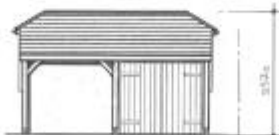
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

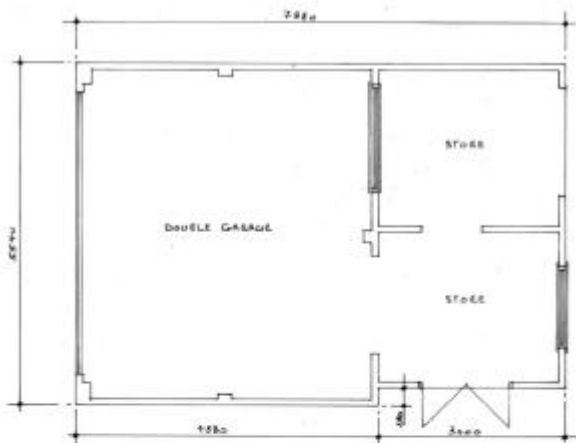
PROPOSED DOUBLE GARAGE

NEW BUILD AT
SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU6 7HR

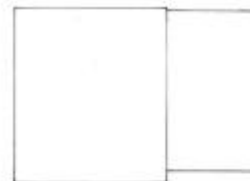
AUGUST 2011

0 1 2.5 METRES
SCALE 1:100 @ A3

DRAWING N° NS/11/10



FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:100

0 1 1.5 METRES
SCALE 1:50 @ A3

0 1 2.5 METRES
SCALE 1:100 @ A3



RIGHT ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



LEFT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU6 7HR

EXISTING GARAGE BLOCK

DRAWING N° OB/11/10



FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

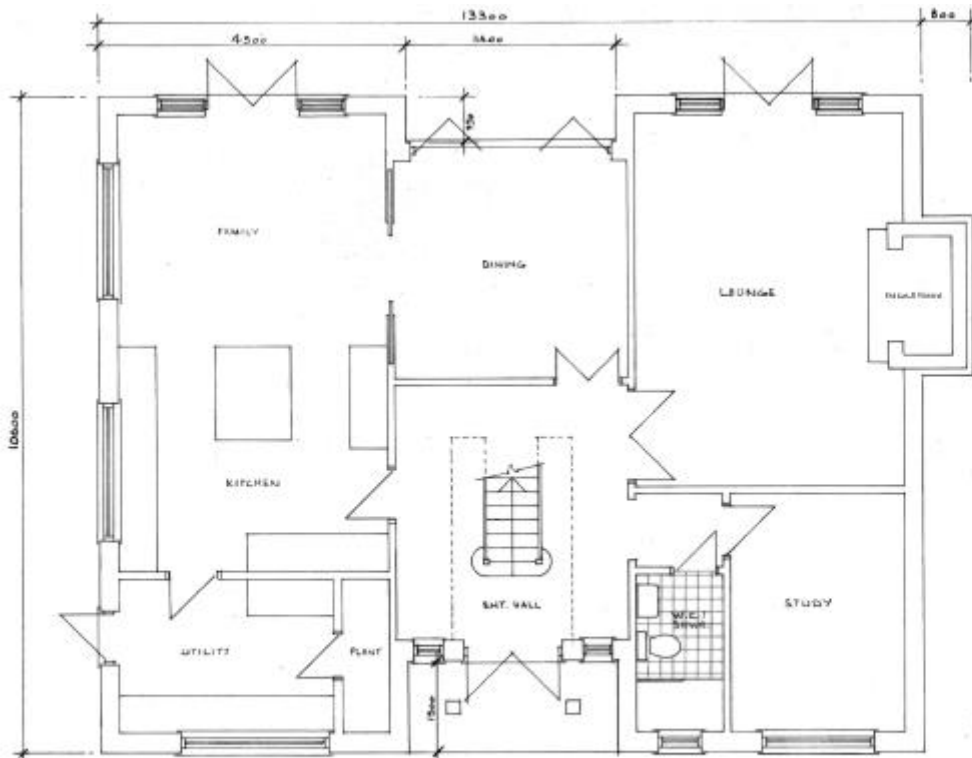
MARCH 2023

NEW BUILD AT
SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU3 7HR

0 2.5 METRES
SCALE 1:100 @ A3

DRAWING N° NS/23/03

PROPOSED ELEVATIONS



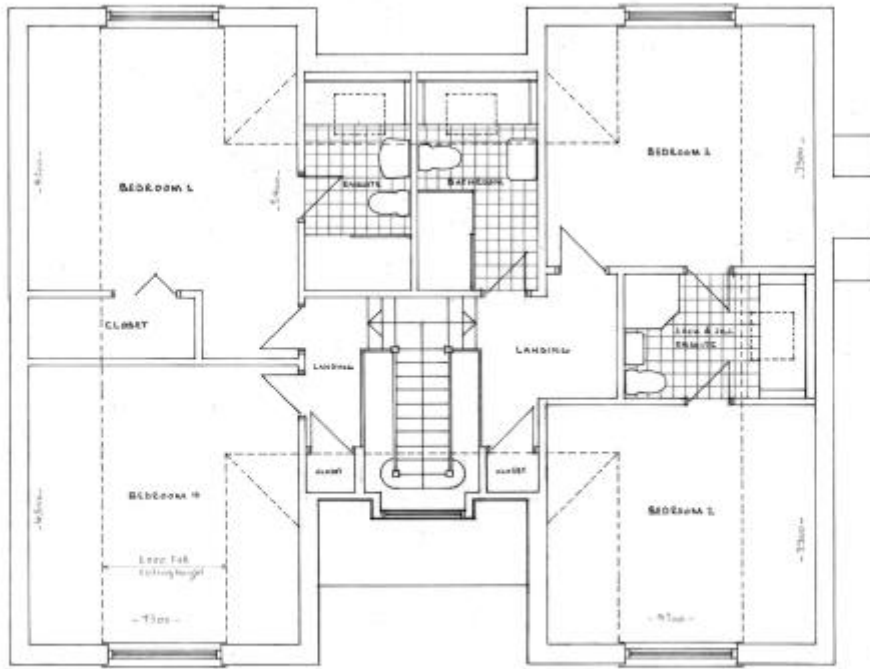
NEW BUILD AT
SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU3 7HR

0 1.5 METRES
SCALE 1:50 @ A3

MARCH 2023

PROPOSED GROUND FLOOR PLAN

DRAWING N° NS/23/04



MARCH 2022

NEW BUILD AT
SILVER TREES COTTAGE
THE RIDGEWAY
CRANLEIGH GU3 7HR

0 1.5 METRES
SCALE 1:50

PROPOSED FIRST FLOOR PLAN

DRAWING N° Hs/23/25

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Agenda Item 8.1

WA/2023/01587 – Application under Regulation 3 for erection of single storey extensions at FOXDENE 16 SHEPHERDS WAY TILFORD FARNHAM GU10 2AB

Applicant: Mr Neil Sawyer - Waverley Borough Council
Parish: Tilford CP
Ward: Western Commons
Grid Reference: E: 487550
N: 143911
Case Officer: Matt Ayscough
Neighbour Notification Expiry Date: 21/08/2023
Expiry Date/Extended Expiry Date: 01/09/2023
Committee Meeting Date: Planning Committee 15/11/2023
RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Summary

The application has been brought to Planning Committee as it is an Application under Regulation 3 whereby the applicant is Waverley Borough Council.

One letter expressing support has been received from a neighbouring property and Tilford Parish Council advise that they support the application.

The application is for the erection of single storey extensions to a Council owned property, to facilitate disablement adaptations.

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

2. Site Description

- The application site is located: To the north of Shepherds Way, Tilford.
- Property Type: Two-storey semi-detached property.
- Character: Residential, rural settlement in Green Belt
- Site Levels: Sloping down to the south

3. Proposal

Application under Regulation 3 for erection of single storey extensions, comprising:

- Erection of a single-storey rear extension
- Erection of single-storey side extension

4. Relevant Planning History

Reference	Proposal	Decision
WA/2020/0198	Erection of extension and alterations (as amplified by additional information received 08/04/2020, 23/04/2020 and 02/06/2020)	GRANT 30/07/2020

5. Relevant Planning Constraints

Green Belt within the rural settlement of Tilford
Surrey Hills AONB & AGLV
Thames Basin Heath 7km Buffer Zone
Wealden Heaths I SPA 1km Buffer Zone
Wealden Heaths I SAC 2km Buffer Zone
Ancient Woodland 500m Buffer Zone

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, ST1, NE1, NE3, RE2, RE3, CC1, CC2
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM13
- South East Plan: Saved policy NRM6

7. Consultations and Town/Parish Council Comments

Tilford Parish Council	Support
------------------------	---------

8. Representations

1 letter has been received expressing support for the following reasons:

We live in the attached property and we full support this plan which is desperately needed for the welfare of the family.

9. Planning Considerations:

10. Principle of development

The site is within the developed area of Tilford wherein the principle of extensions and alterations is acceptable subject to residential and visual amenity impact considerations.

11. Impact on the Green Belt

The site is located within the Green Belt outside any defined settlement area. Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated.

Certain forms of development are considered to be appropriate, and will be permitted provided they do not conflict with the exceptions listed in paragraphs 149 and 150 of the NPPF.

Local Planning Authorities are required to give substantial weight to any harm which might be caused to the Green Belt by the inappropriate development.

Proportionate extensions are considered appropriate Green Belt development. In assessing whether a proposed extension is disproportionate, account will be taken of the relative increase in floorspace together with the form, bulk and height of the proposal in comparison to the original dwelling.

As a guideline, a proposal which individually or cumulatively increases the floor space of the original dwelling (or as existing in December 1968) by more than 40% will unlikely be considered proportionate and therefore would constitute inappropriate development.

The original ground floor area of the dwelling was determined in previous planning application WA/2020/0198 as 62.29m², based on the submitted existing ground floor plans of that application.

No existing first floor plan was submitted with WA/2020/0198.

The first floor appears to have been never been altered and Officers consider that the original first floor area is 44.51m², as shown on the 'existing' plans with the current application.

Therefore, the original floor area has been calculated as 106.8m².

The current proposal would increase the floor area to 130.84. This represents a 23% increase in the floor area over and above that of the original dwelling. Officers consider that this increase would not constitute disproportionate additions over and above the size of the original dwelling.

Therefore, Officers consider that the proposed development is in accordance with Policies RE2 of the Local Plan (Part 1) 2018, and Policy DM14 of the Local Plan (Part 2) 2023.

12. Design and impact on visual amenity, the AONB and the AGLV

The site is located within the AONB and AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located.

The Surrey Hills Management Plan 2020-2025 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high-quality design and to be well related in size, scale and character to its surroundings.

The proposed rear extension would not be widely visible from outside the application site and Officers consider that the design is acceptable. The small side extension would be visible in the streetscene but the design is acceptable.

The proposed extensions are considered acceptable in overall scale and form. As single storey elements, the proposal additions would neither dominate nor compete with the form and proportions of the host dwelling, appearing as subservient additions.

The materials proposed which include red facing bricks, concrete roof tiles and UPVC windows to be in keeping with the host dwelling and acceptable.

Officers consider that the proposed development would not result in harm to the host dwelling, the character of the area and would not be to the detriment of the AONB & AGLV.

The proposal is therefore considered to accord with Policies RE3 and TD1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 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.

Officers have considered the impact of the proposed development on neighbouring properties in respect of overbearing harm, loss of light and loss of privacy.

It is considered that the development proposed complies with the Council's Residential Extensions SPD and would have no material impact on neighbouring properties.

The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, Policies DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

14. Parking

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

Officers are satisfied that the required residential parking provision can be satisfactorily provided without causing material harm to the safety and operation of the existing highway network and that the proposal would accord with Policy ST1 of the Local Plan (Part 1) 2018.

15. Effect on SPAs

The proposed development is for residential extensions and it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

16. Biodiversity and compliance with Habitat Regulations 2017

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.

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 property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water and is not an agricultural building or barn. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

17. Ancient Woodland

The application site is within 500m of ancient woodland. However, it is adequately separated from the woodland itself not to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 180 of the NPPF 2021.

18. Climate Change & Sustainability

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

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

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

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

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include draft proofing and cavity wall/loft/roof insulation. Furthermore, the Design and Access Statement submitted with the application advised that new windows are to be provided with double and triple glazed windows. Minimum U Value of new windows and doors will be 1.6W/m²K. New windows and doors will incorporate integral draught stripping.

The measures outlined are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

19. Conclusion

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

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:-

Location Plan PP-12295509v1

Existing Site Plan J10588.00

Ground Floor Proposed Plan J10588.03

Front Elevation Proposed J10588.098

RHS Elevation Proposed J10588.10

Rear Elevation Proposed J10588.11

LHS Elevation Proposed J10588.12

Roof Plan Proposed J10588.13

The development shall be carried out in accordance with the approved plans.

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

3. Condition:

The development shall be carried out in accordance with the appropriate proposed measures identified within the submitted Climate Change and Sustainability Checklist unless first agreed in writing with the Local Planning Authority.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate change and Sustainability SPD (2022).

Informatives:

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

Case Officer Matt Ayscough Signed: Date: 03 October 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation
..... (initialled by Authorising officer)

APPENDIX

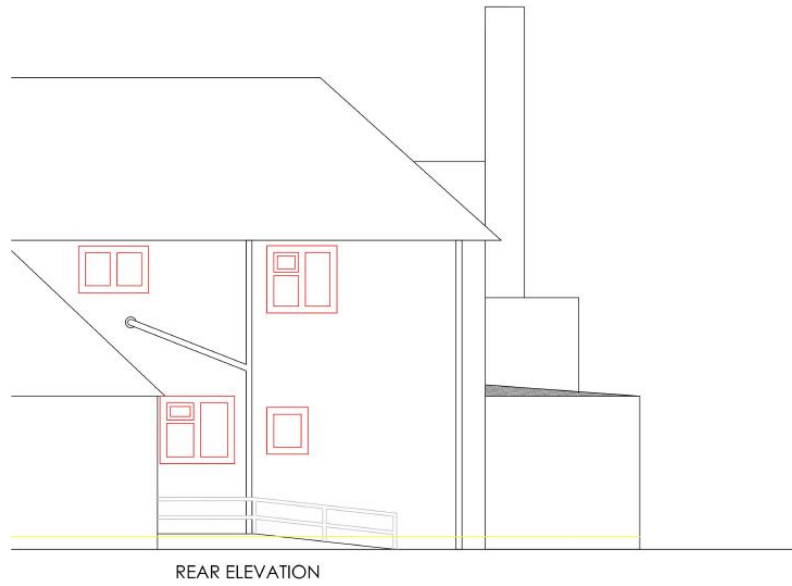
Location Plan



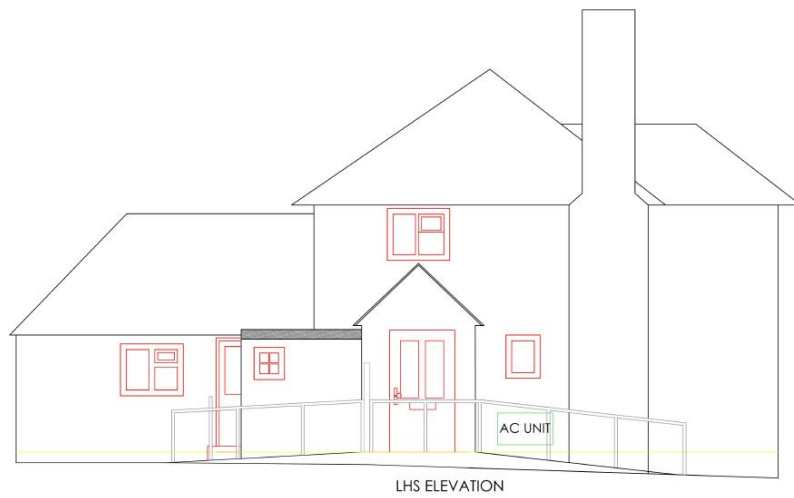
Existing Front Elevation



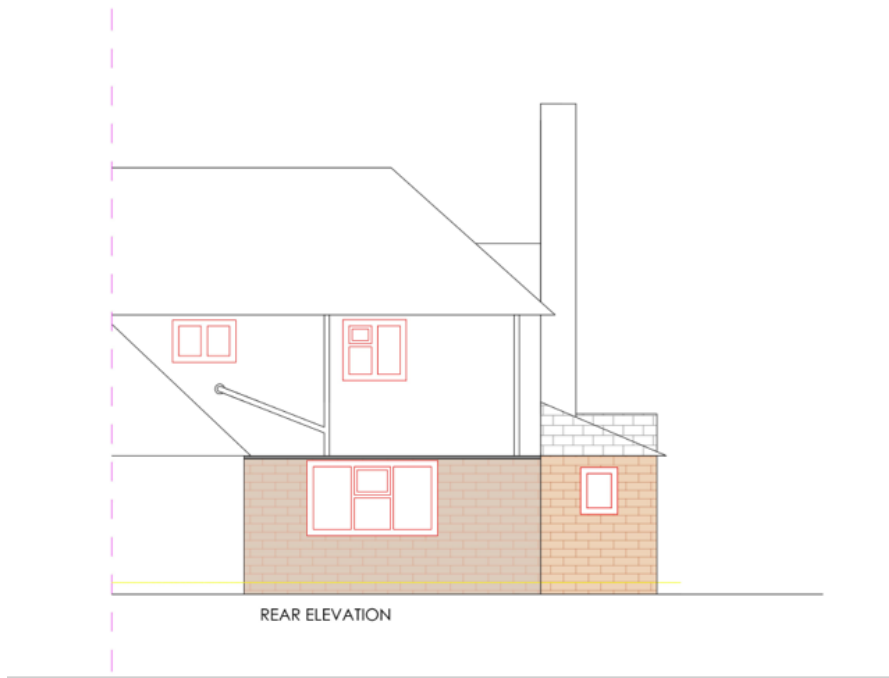
Existing Rear Elevation



Existing Side Elevation



Proposed Rear Elevation



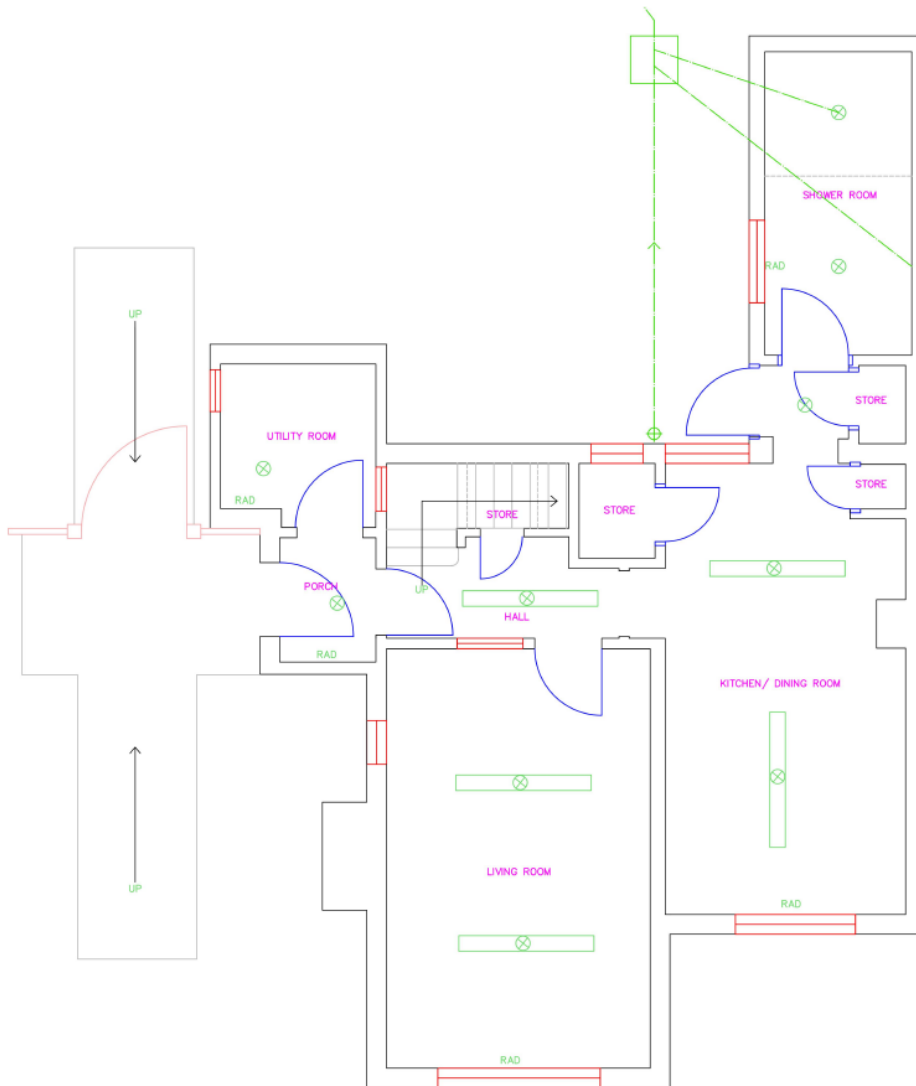
Proposed Front Elevation



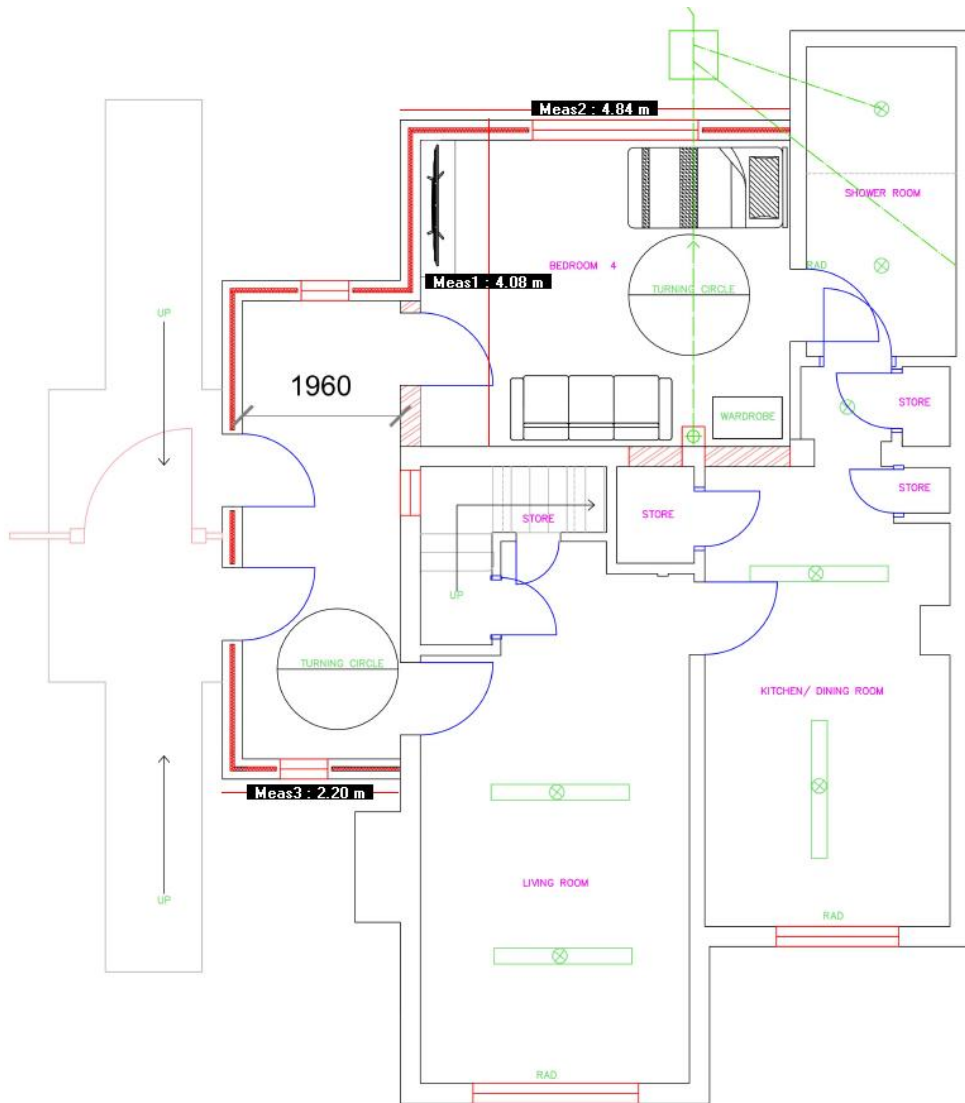
Proposed Side Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan



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