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Contact Officer:

Sophie Butcher, Democratic Services
Officer

18 April 2023

Dear Councillor

Your attendance is requested at a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber, Millmead House, Millmead, Guildford, Surrey GU2 4BB on **WEDNESDAY, 26 APRIL 2023 at 7.00 pm.**

Whilst Committee members and key officers will be in attendance in person for the meeting, registered speakers as well as ward councillors registered to speak, may also join the meeting via MSTeams. Ward Councillors, please use the link in the Outlook Calendar invitation. Registered speakers will be sent the link upon registration. If you lose your wi-fi connectivity, please re-join using the telephone number +44 020 3855 4748. You will be prompted to input a conference ID: 183 504 543#.

Members of the public may watch the live webcast here:

<https://guildford.publici.tv/core/portal/home>

Yours faithfully

Tom Horwood
Joint Chief Executive

MEMBERS OF THE COMMITTEE

Chairman: Councillor Fiona White
Vice-Chairman: Councillor Colin Cross

Councillor Jon Askew	Councillor Liz Hogger
Councillor Christopher Barrass	Councillor Marsha Moseley
Councillor Chris Blow	Councillor Ramsey Nagaty
Councillor Ruth Brothwell	Councillor Maddy Redpath
Councillor Graham Eyre	Councillor Pauline Searle
Councillor Angela Goodwin	Councillor Paul Spooner
Councillor Angela Gunning	

Authorised Substitute Members:

Councillor Tim Anderson	Councillor George Potter
The Mayor, Councillor Dennis Booth	Councillor Jo Randall
Councillor Guida Esteves	Councillor John Redpath
Councillor Andrew Gomm	Councillor Will Salmon
Councillor Steven Lee	Councillor Deborah Seabrook
Councillor Nigel Manning	Councillor Cait Taylor
Councillor Ted Mayne	Councillor James Walsh
Councillor Bob McShee	Councillor Keith Witham
Councillor Susan Parker	Councillor Catherine Young

QUORUM 5

THE COUNCIL'S STRATEGIC FRAMEWORK (2021- 2025)

Our Vision:

A green, thriving town and villages where people have the homes they need, access to quality employment, with strong and safe communities that come together to support those needing help.

Our Mission:

A trusted, efficient, innovative, and transparent Council that listens and responds quickly to the needs of our community.

Our Values:

- We will put the interests of our community first.
- We will listen to the views of residents and be open and accountable in our decision-making.
- We will deliver excellent customer service.
- We will spend money carefully and deliver good value for money services.
- We will put the environment at the heart of our actions and decisions to deliver on our commitment to the climate change emergency.
- We will support the most vulnerable members of our community as we believe that every person matters.
- We will support our local economy.
- We will work constructively with other councils, partners, businesses, and communities to achieve the best outcomes for all.
- We will ensure that our councillors and staff uphold the highest standards of conduct.

Our strategic priorities:

Homes and Jobs

- Revive Guildford town centre to unlock its full potential
- Provide and facilitate housing that people can afford
- Create employment opportunities through regeneration
- Support high quality development of strategic sites
- Support our business community and attract new inward investment
- Maximise opportunities for digital infrastructure improvements and smart places technology

Environment

- Provide leadership in our own operations by reducing carbon emissions, energy consumption and waste
- Engage with residents and businesses to encourage them to act in more environmentally sustainable ways through their waste, travel, and energy choices
- Work with partners to make travel more sustainable and reduce congestion
- Make every effort to protect and enhance our biodiversity and natural environment.

Community

- Tackling inequality in our communities
- Work with communities to support those in need
- Support the unemployed back into the workplace and facilitate opportunities for residents to enhance their skills
- Prevent homelessness and rough-sleeping in the borough

A G E N D A

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

In accordance with the local Code of Conduct, a councillor is required to disclose at the meeting any disclosable pecuniary interest (DPI) that they may have in respect of any matter for consideration on this agenda. Any councillor with a DPI must not participate in any discussion or vote regarding that matter and they must also withdraw from the meeting immediately before consideration of the matter.

If that DPI has not been registered, you must notify the Monitoring Officer of the details of the DPI within 28 days of the date of the meeting.

Councillors are further invited to disclose any non-pecuniary interest which may be relevant to any matter on this agenda, in the interests of transparency, and to confirm that it will not affect their objectivity in relation to that matter.

3 MINUTES (Pages 19 - 62)

To confirm the minutes of the meeting of the Committee held on 11 January and 29 March 2023 as attached at Item 3. A copy of the minutes will be placed on the dais prior to the meeting.

4 ANNOUNCEMENTS

To receive any announcements from the Chairman of the Committee.

5 PLANNING AND RELATED APPLICATIONS (Pages 63 - 64)

All current applications between numbers 22/P/00990 and 22/P/02121 which are not included on the above-mentioned List, will be considered at a future meeting of the Committee or determined under delegated powers. Members are requested to consider and determine the Applications set out in the Index of Applications.

- 5.1 **22/P/00990 - 13 Oxford Road, Guildford, GU1 3RP** (Pages 65 - 80)
- 5.2 **22/P/01083 - Orchard Farm, Harpers Road, Ash, Guildford, GU12 6DE** (Pages 81 - 148)
- 5.3 **22/P/01831 - Land to the rear of 164-176 New Road, Chilworth, GU4 8LX** (Pages 149 - 178)
- 5.4 **22/P/01845 - Abbotswood, High Park Avenue, East Horsley, Leatherhead, KT24 5DF** (Pages 179 - 188)

6 PLANNING APPEAL DECISIONS (Pages 189 - 196)

Committee members are asked to note the details of Appeal Decisions as attached at Item 6.

WEBCASTING NOTICE

This meeting will be recorded for live and/or subsequent broadcast on the Council's website in accordance with the Council's capacity in performing a task in the public interest and in line with the Openness of Local Government Bodies Regulations 2014. The whole of the meeting will be recorded, except where there are confidential or exempt items, and the footage will be on the website for six months.

If you have any queries regarding webcasting of meetings, please contact Committee Services.

NOTES:

Procedure for determining planning and related applications:

1. A Planning Officer will present the Officer's Report by sharing the presentation on Microsoft Teams as part of the live meeting. Copies of all the presentations will be loaded onto the website to view and will be published on the working day before the meeting. Planning officers will make it clear during the course of their presentation which slides they are referring to at all times.
2. Members of the public who have registered to speak may then attend in person to address the meeting in accordance with the agreed procedure for public speaking (a maximum of two objectors followed by a maximum of two supporters). Alternatively, public speakers may join the meeting remotely. In these circumstances, public speakers will be sent an invite by the Democratic Services Officer (DSO) via Microsoft Teams to attend online or via a telephone number and conference ID code as appropriate to the public speaker's needs. Prior to the consideration of each application which qualifies for public speaking, the DSO will ensure that those public speakers who have opted to join the meeting online are in remote attendance. If public speakers cannot access the appropriate equipment to participate, or owing to unexpected IT issues experienced they cannot participate in the meeting, they are advised to submit their three-minute speech to the DSO by no later than midday the day before the meeting. In such circumstances, the DSO will read out their speech.
3. The Chairman gives planning officer's the right to reply in response to comments that have been made during the public speaking session.
4. Any councillor(s) who are not member(s) of the Planning Committee, but who wish to comment on an application, either in or outside of their ward, will be then allowed to speak for no longer than three minutes each. It will be at the Chairman's discretion to permit councillor(s) to speak for longer than three minutes. Non-Committee members should notify the DSO, in writing, by no later than midday the day before the meeting of their wish to speak and send the DSO a

copy of their speech so it can be read out on their behalf should they lose their wi-fi connection. If the application is deferred, any councillors who are not members of the Planning Committee will not be permitted to speak when the application is next considered by the Committee.

5. The Chairman will then open up the application for debate. The Chairman will ask which councillors wish to speak on the application and determine the order of speaking accordingly. At the end of the debate, the Chairman will check that all members have had an opportunity to speak should they wish to do so.
 - (a) No speech shall be longer than three minutes for all Committee members. As soon as a councillor starts speaking, the DSO will activate the timer. The DSO will advise when there are 30 seconds remaining and when the three minutes have concluded;
 - (b) No councillor to speak more than once during the debate on the application;
 - (c) Members shall avoid repetition of points made earlier in the debate.
 - (d) The Chairman gives planning officer's the right to reply in response to comments that have been made during the debate, and prior to the vote being taken.
 - (e) If, during the debate on an application, it is apparent that Committee members do not support the officer's recommendation, the Chairman shall ask if any Committee member wishes to propose a motion contrary to the officer's recommendation, subject to the proviso that the rationale behind any such motion is based on material planning considerations. Any such motion must be seconded by another Committee member.
 - (f) Where such a motion proposes a refusal, the proposer of the motion shall be expected to state the harm the proposed development would cause in planning terms, together with the relevant planning policy(ies), where possible, as the basis for the reasons for refusal. In advance of the vote, the Chairman shall discuss with the relevant

officers, the proposed reason(s) put forward to ensure that they are sufficiently precise, state the harm that would be caused, and refer to the relevant policy(ies) to justify the motion. The Committee shall take a separate vote on each proposed reason for refusal, following which the Committee shall take a vote on the motion to refuse the application based on all of the agreed reasons.

(g) Where such a motion proposes approval, the proposer of the motion shall be expected to state why the proposed development would be acceptable in planning terms, together with the relevant planning policy(ies), where possible. In advance of the vote, the Chairman shall discuss with the relevant officers the proposed reason(s) put forward to ensure that the planning reason for approval is sufficiently precise to justify the motion. In addition, the Committee shall discuss and agree the substance of the planning conditions necessary to grant a permission before taking a vote on the motion to approve.

(h) Where such a motion proposes deferral, (for example for further information/advice) the Committee shall discuss and agree the reason(s) for deferring the application, before taking a vote on the motion to defer.

(i) If the motion is not seconded, or if it is not carried, the Chairman will determine whether there is an alternative motion and, if there is not, the Chairman will move the officer's recommendation and ask another Committee member to second the motion. That motion will then be put to the vote.

(j) A simple majority vote is required for a motion to be carried. In the event of a tied vote, the Chairman will have a second, or casting vote. The vote may be taken by roll call, a show of hands or, if there is no dissent, by affirmation.

6. Unless otherwise decided by a majority of councillors present and voting at the meeting, all Planning Committee meetings shall finish by no later than 10:30pm. Any outstanding items not completed by the end of the meeting shall be adjourned to the reconvened or next ordinary meeting of the Committee.

7. In order for a planning application to be referred to the full Council for determination in its capacity as the Local Planning Authority, a councillor must first with a seconder, write/email the Democratic Services and Elections Manager detailing the rationale for the request (the proposer and seconder does not have to be a planning committee member). The Democratic Services and Elections Manager shall inform all councillors by email of the request to determine an application by full Council, including the rationale provided for that request. The matter would then be placed as an agenda item for consideration at the next Planning Committee meeting. The proposer and seconder would each be given three minutes to state their case. The decision to refer a planning application to the full Council will be decided by a majority vote of the Planning Committee.

GUIDANCE NOTE

For Planning Committee Members

Probity in Planning – Role of Councillors

The Court of Appeal has held that Planning Committees are not acting in a judicial or quasi-judicial role when deciding planning applications but “in a situation of democratic accountability”. Planning Committee Members **must** therefore:

1. act fairly, openly and apolitically;
2. approach each planning application with an open mind, avoiding pre-conceived opinions;
3. carefully weigh up all relevant issues;
4. determine each application on its individual planning merits;
5. avoid undue contact with interested parties;
6. ensure that the reasons for their decisions are clearly stated and
7. consider the interests and well-being of the whole borough and not only their own ward.

The above role applies also to councillors who are nominated as substitutes to the Planning Committee.

Reason for Refusal

How a reason for refusal is constructed.

A reason for refusal should carefully describe the harm of the development as well as detailing any conflicts with policies or proposals in the development plan which are relevant to the decision.

When formulating reasons for refusal Members will need to:

- (1) Describe those elements of the proposal that are harmful, e.g. bulk, massing, lack of something, loss of something.
- (2) State what the harm is e.g. character, openness of the green belt, retail function and;
- (3) The reason will need to make reference to policy to justify the refusal.

Example

The proposed change of use would result in the loss of A1 retail frontage at Guildford Town Centre, which would be detrimental to the retail function of the town and contrary to policy SS9 in the Guildford Local Plan.

Reason for Approval

How a reason for approval is constructed.

A reason for approval should carefully detail a summary of the reasons for the grant of planning permission and a summary of the policies and proposals in the development plan, which are relevant to the decision.

Example:

The proposal has been found to comply with Green Belt policy as it relates to a replacement dwelling and would not result in any unacceptable harm to the openness or visual amenities of the Green Belt. As such the proposal is found to comply with saved policies RE2 and H6 of the Council's saved Local Plan and national Green Belt policy in the NPPF.

Reason for Deferral

Applications should only be deferred if the Committee feels that it requires further information or to enable further discussions with the applicant or in exceptional circumstances to enable a collective site visit to be undertaken.

Clear reasons for a deferral must be provided with a summary of the policies in the development plan which are relevant to the deferral.

APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR CONSIDERATION BY THE PLANNING COMMITTEE

NOTES:

Officer's Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:

- Site location plan;
- Site Description;
- Proposal;
- Planning History;
- Consultations; and
- Planning Policies and Considerations.

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in each report.

Written Representations

Copies of representations received in respect of the applications listed are available for inspection by Councillors online via the planning portal: <https://publicaccess.guildford.gov.uk/online-applications/>.

Late representations will be summarised in a report which will be circulated at the meeting.

Planning applications and any representations received in relation to applications are available for inspection at the Planning Services reception by prior arrangement with the Executive Head of Planning Development. This information is also available online via the planning portal: <https://publicaccess.guildford.gov.uk/online-applications/>

Background Papers

In preparing the reports relating to applications referred to on the Planning Committee Index, the Officers refer to the following background documents:

- The Town and Country Planning Act 1990, Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and other current Acts, Statutory Instruments and Circulars as published by the Department for Communities and Local Government (CLG).

- Guildford Borough Local Plan: Strategy and Sites 2015-2034.
- Emerging Local Plan Development Management Policies
- The South East Plan, Regional Spatial Strategy for the South East (May 2009).
- The National Planning Policy Framework (NPPF) (March 2012)
- The Town and Country Planning (General Permitted Development) Order 1995, as amended (2010).
- Consultation responses and other correspondence as contained in the application file, together with such other files and documents which may constitute the history of the application site or other sites in the locality.

Human Rights Act 1998

The Human Rights Act 1998 (the 1998 Act) came into effect in October 2000 when the provisions of the European Convention on Human Rights (the ECHR) were incorporated into UK Law.

The determination of the applications which are the subject of reports are considered to involve the following human rights issues:

- 1 Article 6(1): right to a fair and public hearing

In the determination of a person's civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Judgment shall be pronounced publicly but the press and public may be excluded from all or part of the hearing in certain circumstances (e.g. in the interest of morals, strictly necessary in the opinion of the court in special circumstances where publicity would prejudice the interests of justice.)

- 2 Article 8: right to respect for private and family life
(including where the article 8 rights are those of children s.11 of the Children Act 2004)

Everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public

authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

s.11 of the Children Act 2004 requires the Council to make arrangements for ensuring that their functions are discharged having regard to the need to safeguard and promote the welfare of children. Furthermore, any services provided by another person pursuant to arrangements made by the Council in the discharge of their functions must likewise be provided having regard to the need to safeguard and promote the welfare of children.

3 Article 14: prohibition from discrimination

The enjoyment of the rights and freedoms set out in the ECHR shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.

4 Article 1 Protocol 1: protection of property;

Every person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. However, the state retains the right to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

5 Article 2 Protocol 1: right to education.

No person shall be denied the right to education.

Councillors should take account of the provisions of the 1998 Act as they relate to the applications on this agenda when balancing the competing interests of the applicants, any third party opposing the application and the community as a whole in reaching their decision. Any interference with an individual's human rights under the 1998 Act/ECHR must be just and proportionate to the objective in question and must not be arbitrary, unfair or oppressive. Having had regard to those matters in the light of the convention rights referred to above your officers consider that the

recommendations are in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

Costs

In planning appeals the parties involved normally meet their own costs. Most appeals do not result in a costs application. A costs award where justified is an order which states that one party shall pay to another party the costs, in full or in part, which have been incurred during the process by which the Secretary of State or Inspector's decision is reached. Any award made will not necessarily follow the outcome of the appeal. An unsuccessful appellant is not expected to reimburse the planning authority for the costs incurred in defending the appeal. Equally the costs of a successful appellant are not borne by the planning authority as a matter of course.

However, where:

- A party has made a timely application for costs
- The party against whom the award is sought has behaved unreasonably; and
- The unreasonable behaviour has directly caused the party applying for the costs to incur unnecessary or wasted expense in the appeal process a full or partial award is likely.

The word "unreasonable" is used in its ordinary meaning as established in the courts in *Manchester City Council v SSE & Mercury Communications Limited 1988 JPL 774*. Behaviour which is regarded as unreasonable may be procedural or substantive in nature. Procedural relates to the process. Substantive relates to the issues arising on the appeal. The authority is at risk of an award of costs against it if it prevents or delays development, which should clearly be permitted having regard to the development plan. The authority must produce evidence to show clearly why the development cannot be permitted. The authority's decision notice must be carefully framed and should set out the full reasons for refusal. Reasons should be complete, precise, specific and relevant to the application. The Planning authority must produce evidence at appeal stage to substantiate each reason for refusal with reference to the development plan and all other material considerations. If the authority cannot do so it is at risk of a costs award being made against it for unreasonable behaviour. The key test is whether evidence is produced on appeal which provides a respectable basis for the authority's stance in the light of *R v SSE ex parte North Norfolk DC 1994 2 PLR 78*. If one reason is not properly supported but substantial

evidence has been produced in support of the others a partial award may be made against the authority. Further advice can be found in the *Department of Communities and Local Government Circular 03/2009* and now *Planning Practice Guidance: Appeals paragraphs 027-064 inclusive*.

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PLANNING COMMITTEE

- * Councillor Fiona White (Chairman)
- * Councillor Colin Cross (Vice-Chairman)

- | | |
|----------------------------------|-----------------------------|
| * Councillor Jon Askew | * Councillor Liz Hogger |
| * Councillor Christopher Barrass | * Councillor Marsha Moseley |
| * Councillor David Bilbé | * Councillor Ramsey Nagaty |
| Councillor Chris Blow | Councillor Maddy Redpath |
| * Councillor Ruth Brothwell | * Councillor Pauline Searle |
| * Councillor Angela Goodwin | Councillor Paul Spooner |
| * Councillor Angela Gunning | |

*Present

Councillors John Rigg, Tony Rooth, John Redpath, Joss Bigmore and George Potter were also in attendance.

PL1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillors Chris Blow, Maddy Redpath and Paul Spooner. Councillors Deborah Seabrook and Bob McShee attended as substitutes for Councillors Blow and Redpath respectively.

PL2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

A non-pecuniary interest was declared by Councillor Deborah Seabrook. Councillor Seabrook declared that she was a member of St Saviour's Church which would be affected by the proposed development, however, she confirmed that it would not affect her objectivity in the consideration of the application.

PL3 ANNOUNCEMENTS

The Chairman stated that on Tuesday 10 January 2023, The Secretary of State in exercise of his powers under Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, hereby directed Guildford Borough Council not to grant permission on application 22/P/01336 without specific authorisation. This direction is issued to enable him to consider whether he should direct under Section 77 of the Town and Country Planning Act 1990 that the application should be referred to him for determination.

This direction does not prevent the Planning Committee from considering the application, forming a view as to the merits of the proposal, resolving to grant subject to a s106 legal agreement or, if so minded, refusing permission.

Given the complexity and importance of this application, the Chairman stated that she had agreed to allow three people to speak in support and three people to speak to object to the application.

The Chairman lastly permitted members of the planning committee to speak for a total of five minutes each in relation to the application.

PL4 22/P/01336 - LAND BOUNDED BY THE FRIARY CENTRE BUS STATION, NORTH STREET AND LEPALE ROAD, GUILDFORD, GU1

Prior to the consideration of the application, the following persons addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Mr John Harrison (to object)
- Mr Richard Mills (on behalf of Guildford Town Centre Conservatives) (to object)
- Mr Alistair Smith (Chair of Guildford Society (to object)
- Mr Jack Nicholson, Land and Development Director, St Edward (in support)
- Mr Marcus Adams, Managing Partner, JTP (in support)
- Mr Bill Stokoe (in support)

The Committee considered the above-mentioned full application for a mixed-use redevelopment on a site bounded by North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford comprising: Demolition of existing buildings, a new bus interchange with new access junction arrangement, new canopy, waiting facilities, a hard and soft landscaped pedestrian public area and hardstanding. Erection of buildings ranging from 4 to 13 storeys comprising the following uses: residential dwellings with associated car parking, hard and soft landscaped communal areas, ancillary cycle storage, residents gym, concierge and management office (Use Class C3); flexible non-residential floor space (Class E) together with: hard and soft landscaped areas to form pedestrianised streets and public spaces, associated vehicular access, servicing arrangements, plant, highway works (including alterations to North Street, Leapale Road and Commercial Road; and junctions at Leapale Road / North Street; Leapale Road / Commercial Road / Woodbridge Road) and associated infrastructure. The stopping up of adopted highway (including

Commercial Road and Woodbridge Road. Alterations to a Listed Building (17 North Street) including the exposure to part of the flank elevation and party wall works.

The Committee received a presentation from the Senior Planning Officer, John Busher. The Committee noted that the development involved the demolition of some existing buildings on the site and the construction of a residential led mixed use scheme, along with the refurbishment of the bus station, the creation of new areas of public realm and the part pedestrianisation of North Street. The Committee noted the supplementary late sheets which summarised a letter received from the government about the holding direction. Because of this, planning officers had changed the recommendations to include the point that the Council would have to wait for the Secretary of State to remove the holding direction before the application could be approved. The late sheets also included a section which assessed the application in terms of its impact on the AONB and AGLV. Finally, there were two small changes to the proposed Heads of Terms which were on page 20 of the agenda. In terms of late representations there were an additional 29 letters of support that had been stopped by the Council's firewall system.

The application site was approx. 2.69 hectares in area and was bound to the south by North Street, to the west by Friary Shopping Centre and to the east by Leapale Road. The site formed part of A5 which was an allocated site in the Local Plan. The site was allocated for a mix of uses and included approx. 400 homes, 41,000 sqm of retail floorspace and 6000 sqm of food and drinking establishments. The allocation envisaged was for a large-scale urban regeneration of the site.

The Committee noted the main planning constraints which affected the site. There were listed buildings immediately surrounding and within the site. All Bar One was a Grade II listed building and currently occupied as a pub and restaurant. A separate listed building consent application for works to that building was also on the agenda for consideration. The proposal was for the mixed-use redevelopment of a large portion of the allocated site. The development included a range of buildings which would be set either side of Woodbridge Road. New frontages would be created to Leapale Road and Commercial Road. The closure of Commercial Road would allow for the pedestrianisation of the existing carriageway to the south and southeast of the Friary Centre. It would also allow for the creation of a new public realm area, Friary Square. Woodbridge Road would remain but in a slightly different alignment and would become a pedestrianised route linking the northern end of Woodbridge Road to North

Street via a new space, The Dial. This would be flanked on the ground floor by a mix of residential properties and commercial units with new commercial units also fronting on to North Street. The proposed pedestrianisation of North Street would run from Leapale Road in the east to the Friary shopping centre in the west.

The existing bus station would be refurbished and included a new north-east access arrangement for buses using the station. All bus services would access the bus station via Woodbridge Road. As a result there would be no access to the station for buses from Commercial Road and North Street with the exception of emergencies. The number of bus stands would also decrease from 22 to 16 and the facilities for waiting passengers would be refurbished and extended southwards as part of the proposal.

The proposed buildings at the southern end of the site which fronted onto North Street were located in a more sensitive environment and therefore were limited to four storeys in height. Moving north within the site, the buildings would be taller and range in maximum height from 6 to 9 storeys towards the middle of the site to the taller buildings at the very northern end of the site which had a maximum height of 13 storeys. The eastern most building fronting onto North Street proposed three storeys of residential apartments above a commercial ground floor. Planning officers considered that the proposed buildings contributed positively to the streetscene along North Street and the new public square that would be formed at the junction to Woodbridge Road.

The tallest building in the scheme would replace the existing Dominion House office building, with the proposal having been reduced in height from 14 storeys to 13 storeys. It was very well articulated and had lower elements. It was recognised by planning officers that this was one of the most contentious elements of the proposal. However, it had been concluded that the taller buildings in this location could be accommodated with a level of 'less than substantial harm' to the setting of nearby listed buildings and the conservation areas that officers considered would be outweighed by the public benefits of the scheme which is the correct test set out in the NPPF, and that they would be acceptable visually to the town and its surroundings. Leapale Road was already characterised by tall bulky buildings which included the Council's multi-storey car park and the telephone exchange building. The curve and slope in the street and the mix of building heights would ensure that on Leapale Road, the proposal would present an attractive public realm frontage. At the site visit, members requested slides which showed the proposal in relation to both the telephone

exchange building on Leapale Road and the House of Fraser store which spanned between North Street and the High Street which was shown.

The existing angled canopy at the bus station would be demolished and replaced with a new larger canopy and would extend into the new Friary Square. The refurbished bus station would include new seating areas, passenger information systems and would be a brighter and more attractive space for passengers.

The lower ground floor of the development would be an underground car park providing parking spaces for residents as well as bike and refuse stores. The proposed mix of one-, two- and three-bedroom properties was considered acceptable by planning officers given the highly sustainable town centre location.

The Committee noted the public realm and landscaping proposals in more detail. In North Street, this included new paving and carriageways as well as new street furniture, landscaping and new facilities for North Street Market. The pedestrianised area would be secured by two barriers at either end which would be operated in much the same way as the High Street and Tunsgate barriers. A new public square would be created in the middle of North Street and face Swan Lane which would be furnished with a water feature, seating and landscaping. It would be an attractive and useful addition to the public realm of the town centre which the applicants refer to as North Street Square. This would complement the other new public realm space, The Dial. This space would be fronted by commercial units and include seating and landscaping. Leapale Road would be widened as part of the scheme which would also benefit from new trees planted in the streetscene. Each residential block would have its own private amenity, courtyards and in some instances a roof garden was also proposed.

The Committee noted that the verified views were taken in close proximity to Dapdune Wharf on the footbridge of the River Wey. Block E was shown in the distance which was the taller marker building and demonstrated the impact upon that view. The Conservation and Urban Design Officers had concluded that the proposal was not harmful to that view. A wireline of the proposed development was also shown which demonstrated the ridge line of the Surrey Hills above the town, the town centre nestled in the valley below that, and the Cathedral. The proposal would also not compete with any of the listed buildings in that view. The Committee asked if it was possible to zoom in on the images as they were small. The Committee noted that the verified views were scientifically produced and reflected how a person would actually view the site and therefore zooming in would be contrary to the process.

In summary, the Committee was reminded that the site formed part of Policy A5 which allocated the site for development which included approximately 400 dwellings and a large quantum much larger than that proposed for this application of commercial floorspace. It was acknowledged that achieving the level of development set out in the allocation would inevitably transform this area of the town centre. Whilst the conclusions reached by Historic England and the Conservation Officer did differ slightly, overall both had concluded that the development proposed would produce a level of harm that was less than substantial. Historic England had concluded that this was at the lower end of the scale and the Council's Conservation Officer concluded it was at the slightly higher end of low to middle. This included harm to the highly graded assets such as Guildford Castle which was Grade I listed and Guildford Cathedral which was Grade II star listed. Harm would also be caused to the setting of a number of Conservation Areas. As harm had been identified to the heritage assets, the decision maker was required to weigh this harm against the public benefits of the proposal. Paragraph 199 of the NPPF set out that, 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. The more important the asset, the greater the weight should be, irrespective of whether any potential harm amounted to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 stated that any harm to or loss of the significance of a designated heritage asset, from an alteration, destruction or from development should require clear and convincing justification. Paragraph 202 of the NPPF stated that where a development proposal would 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 other proposal including where appropriate, securing its optimum viable use. The harm which had been identified was within the category of less than substantial.

The public benefit balance had been carried out on pages 195 to 200 of the report. The benefits included the provision of both market and affordable dwellings, the removal of a long-term vacant site from a prominent location in a town centre and preventing long term dereliction. The proposal would help to improve the viability, so the vitality and viability of the town centre through the new residential dwellings as well as the commercial units. The proposal included significant areas of new public realm which would be of benefit to residents and visitors to the town alike. The provision of the refurbished bus station, the pedestrianisation of North Street, the economic benefits that the proposal would bring to the town centre both from the commercial units and the additional dwellings. The proposal would result in a biodiversity net gain of 201% and a carbon reduction of 72%. Planning officers had concluded that the public

benefits were wide ranging and would have a positive and transformative impact on the area of the town centre. As such, planning officers were of the opinion that the public benefits flowing from the scheme clearly outweighed the identified heritage harm, even considering the greater impact given to the highest graded assets.

In accordance with the NPPF, the heritage harm was afforded substantial great weight and considerable importance in the planning balance. Harm had also been identified to the amenity of the surrounding residential accommodation, and due to the lack of any formal playing field space or enough children's playspace or a contribution in lieu for both. However, there were numerous benefits of the scheme and planning officers had given substantial weight to the provision of the market housing, the pedestrianisation of North Street, the removal of a large vacant site and preventing long term dereliction, as well as improving and protecting the vitality of the area and the delivery and creation of new public open spaces. Significant weight was afforded to the supply of affordable housing, the economic benefits that would flow from the development, the biodiversity improvements and the energy and sustainability benefits and refurbishment of the bus station.

Planning officers had concluded that the benefits of the proposal would transform this part of the town centre, would be wide ranging, long lasting and benefit a wide spectrum of the community. Taking into account the substantial great weight and considerable importance to the heritage harm, the benefits of the proposal were nevertheless considered to materially and demonstrably outweigh all the harm which had been identified. Planning officers also acknowledged the unresolved objection which had been raised from Surrey County Council as the Highway Authority and the reasons why the local planning authority departed from Surrey's conclusions on the operation of the bus station. As such, planning officers did not agree that the proposal would have any detrimental impact on the operation of the bus network in the town, on highway safety or capacity. Therefore, subject to the conditions in the report, the completion of the Section 106 agreement and the lifting of the Secretary of State holding direction the application was recommended for approval.

The Chairman permitted the following Councillors to speak for three minutes each:

- Councillor John Rigg (Lead Councillor and Portfolio Holder for Regeneration);
- Councillor Tony Rooth;

- Councillor John Redpath;
- Councillor Joss Bigmore and;
- Councillor George Potter

The Senior Planning Officer, John Busher responded to comments made by the public speakers and councillors. In relation to the point made regarding the loss of existing car parking spaces on site, that it would harm the economy of the town centre by reducing the parking provision within it, the Council's parking manager had confirmed that there were 5,142 parking spaces and they believed that any displacement from the parking spaces lost through this application would be more than made up for by the 5000 spaces that already existed. A claim was made that the benefits of the scheme were being exaggerated in the report. In addition that the scheme would reduce pressure on housing being built in the Green Belt which was not the case. Lastly, shared ownership units were defined as affordable housing both in the Local Plan and NPPF.

The Legal Advisor, George MacKenzie confirmed that the Committee needed to determine the merits of the proposal and that the potential viability of an alternative hypothetical scheme was not before the Committee and therefore immaterial in that context. Any harm identified needed to be firmly tied to the Committee's view about this scheme.

The Senior Planning Officer, Peter Luder stated in respect of comments made that open spaces did not have enough sunlight, members were directed to pages 146 and 147 of the report which addressed this particular point. The BRE criteria took the spring equinox, 21 March, as the point at which at least half of a particular space would need to achieve 2 hours of sunlight on that day to appear adequately sunlit. The Friary Square area which was one of the most important amenity spaces proposed would on 21 March have 94% of its area sunlit for two hours. So it was considered to be a very high proportion and North Street Square which was another important space would satisfy the criteria with 57% sunlight and in the middle of summer the whole area would be sunlit.

The Committee noted concerns raised that whilst this area of Guildford needed to be renovated, viability concerns were raised in that few affordable homes were being provided. The scheme also introduced buildings of varying heights, some of which dominated the streetscene.

The Committee noted a query regarding the energy consumption of the scheme and where it would be generated from given there had been no mention of solar panels or sustainable energy sources.

The Committee noted comments that the site was in clear need of redevelopment but that it was vital to ensure that the development was right as it would affect the character of the town for decades. The bus station was an important consideration. Surrey County Council who were the statutory highway authority were objecting to the proposal as well as the bus operators who understood the practicalities of using the bus station. Fewer bays were being provided and the scheme did not allow for an expansion of public transport which was surely a consideration in light of the issues surrounding climate change. In terms of the refurbishment of the bus station, no improved facilities were being provided for passengers or the staff such as toilet provision or a café. It was noted that on the supplementary late sheets the applicant had worked hard to find these facilities, but it should have been integral to the proposals sought for the bus station from the outset. The lack of provision of genuinely affordable housing was also a concern and should have been possible given the large development proposed. 20 one-bedroom shared ownership homes were not considered to adequately meet demand. In addition, the scheme looked cramped, over-developed and out of character. With regard to the validated views, particularly from the town and the castle the development could cause harm to heritage assets.

The Committee noted hopes that the development would take pressure off building homes in the Green Belt. Concern was raised regarding the state of the UK economy and whether the viability of the scheme could proceed. The Committee was also mindful of the NHS facility being offered as part of the scheme which was recognised would be a great asset to the town.

The Senior Planning Officer, John Busher responded to comments made by the Committee. In respect of affordable housing, on page 81 of the agenda, it set out what the policy requirement was in the Local Plan which was set at 40%.

However, the policy also stated that where a viability issue could be demonstrated, then a lower provision of affordable housing maybe accepted. Planning officers had concluded that the marginal viability of the scheme had been proven. The energy strategy for the development had also been addressed in the report. Figures on energy consumption were not available however the residential units would be supplied by individual exhaust air heat pumps within each apartment as would the non-residential elements. The commercial floor space would be served by individual air source heat pumps providing heating, hot water and cooling where necessary. Those two measures along with the fabric improvement to the buildings would result in an overall reduction in carbon emissions of 72% which exceeded the target of 20% that was in the Local Plan. The development if approved would not result in the removal of other allocated

sites in the Local Plan and therefore development of allocations inset from the Green Belt would still be pursued on that basis.

The Senior Planning Officer, Peter Luder confirmed that the emerging plan policy H7, required where appropriate that there was a review mechanism at a late stage which would be undertaken prior to the sale or lease of 75% of market homes. An additional point was made about a mid-stage review, but the policy only required this as necessary for large scale developments of 500 homes. A late-stage review was put to the applicants, and they said that it was either a late-stage review or the provision of the 20 one-bed shared ownership units up-front. The Council's viability consultant confirmed that it was fairly unlikely that a high quantity of affordable units would be provided as a result of a late-stage review given the likely direction of values and costs in the future. Therefore, the recommendation was that it was better to opt for the provision of those units in the first phase.

The Highways Consultant, Chris Blarney confirmed that in relation to queries raised in regard to the bus station capacity that three scenarios had been tested within the Transport Assessment. The first was based upon the existing timetable which was 51 buses, then 65 buses then 72 buses. The theoretical capacity was 92 buses per hour. It was accepted therefore that there was scope for growth.

The Committee noted comments that supported the development of this new part of town, and it was felt that it would enhance Guildford's heritage assets. In terms of affordability, it was considered that the development would attract people from London who would bring their money with them to help enhance and bolster Guildford. It was considered that a large number of affordable homes had been approved under other schemes such as Weyside and therefore a high quota of affordable homes was not required as part of this development.

The Committee noted concerns raised regarding the one-way route in and out of the bus station, the lack of parking spaces, particularly for Blue Badge parking holders and the removal of the taxi rank spaces from outside of Marks and Spencer's.

The Committee noted concerns regarding the height of the core building E. Given there were 13 residential blocks and 473 homes, could they not be divided in a more equitable fashion so to avoid the considerable height of 13 storeys overall of that block. In addition, concern was raised regarding the reduction in parking spaces. However, it was also noted that Guildford town had a number of surface car park spaces that could be improved upon overall.

The Committee queried whether S106 monies were allocated towards the provision of park and ride facilities in Guildford as well as CCTV provision for taxi ranks. Toilets were also noted as a necessary provision for members of the public and staff at the bus station. The toilet facilities at The Friary could not be relied upon given it was closed for half of the time in which the buses operated. The quantum of affordable homes was also a concern and clarification was requested on whether a mid-term review could be sought. Lastly, air quality was raised as a concern when considering the highway works construction plan.

In response to points raised by the planning committee, the Senior Planning Officer, John Busher confirmed that the NHS was seriously considering the option of taking up one of the units on Leapale Road as a healthcare facility. The NHS also had the option of taking the financial contribution in lieu of the unit. The disabled car parking spaces would be provided on North Street to the north of Leapale Road. The relocation of the taxi spaces would be a responsibility for other departments within the Council to resolve. In terms of the better facilities at the bus station it was important to recognise that the scheme would not deliver a new bus station, but the applicant was offering to refurbish it. Constraints were in place in terms of the size of the site and its ownership as well. Staff Facilities and the kiosks were within the bus station and outside of the ownership of the applicant. The applicant was keen to try and improve those facilities, but this was only possible to achieve in agreement with the current owners of the building. There was not enough space to provide additional seating for waiting areas or toilets. With regard to concerns raised about the height of block E, other buildings had been kept lower for a reason, because if they were increased in height, they would have an impact upon the views within the town centre. The buildings had all been modelled through the Vu City software. Some taller buildings were inevitable and did not necessarily translate into being harmful for the town as a whole. With regard to the S106 contributions this was being looked at, but CCTV contributions was not something which had been raised by environmental health.

The Senior Planning Officer, Peter Luder clarified that in relation to policy H7 of the emerging new Local Plan a viability review mechanism was secured where there was less than the required standard provision. The review mechanism would reflect two elements; a mid-stage review could be undertaken at a trigger point to be agreed as part of that process. However, the mid-stage review was only triggered in schemes of over 500 units and this scheme fell below that threshold. The applicant was therefore offering two options, either the late-stage review, to be undertaken at the point of in the region of 75% of sale or

lease of the private units, but with nothing provided initially, or the upfront offer of the 20 affordable units without the late-stage review.

Gary Durrant, Senior Specialist Environmental Control confirmed that given part of Commercial Road was going to be removed as part of the development proposal this was a positive in terms of air quality. Impacts would of course be felt by the construction works at an early stage. However, there were a number of conditions which the applicant had to comply with to mitigate construction impact.

The Committee noted the re-iterated concerns raised that the shared ownership units did not provide genuinely affordable homes. The loss of bus bays would also require people having to cross the road to get to the bus station. Difficulties had been identified by Surrey County Council with the proposed arrangements and would in turn reduce the incentive of members of the public to use the bus service which could in turn increase car usage. The high building block E proposed was also considered to be too tall by the design standards of Guildford.

The Committee noted concerns raised that the building could be viewed potentially from the Hogs Back and that no height policies were in place to regulate such developments. The scheme was not considered to be viable owing to the few shared ownership properties proposed as part of the scheme.

Chris Blarney, the Council's Highway Consultant refuted the concern raised that the proposed changes to the bus station would de-incentivise people from using it. The junction at the northern end of the bus station with Leapale Road was looked at in detail as part of the transport assessment. The right turn in for buses would be unopposed as it would have its own green light and had ensured that it would not result in traffic queuing back to Onslow Street. The exit out of the bus station was also improved and resulted in more reliable services particularly in the evening with the dedicated bus lane. A total of £1.5 million was to be contributed towards bus priority measures. Oxford was given as an example which had 13 bus stands and operated a one-way in and one-way out system that was deemed to be successful. The scheme would operate 51 services per hour with the scope to increase to 92 services per hour.

The Council's Viability Consultant, Anthony Lee was invited to comment on the Committee's concerns regarding the viability of the scheme. The Committee noted that local authorities were required to have regard to government best practice on viability. The Council had followed that practice in terms of the approach to scrutinising the inputs to the appraisals including sales value and

importantly costs and had also commented about costs and comparisons. In this case there was a detailed scheme cost plan and best practice dictated that this was reviewed in a forensic manner by a specialist quantity surveyor. The applicant's assessment indicates that there is a deficit as a result of increasing retail space, increasing the sales values and reducing the bill costs. It was worth stressing that with the current bulk and massing of the scheme, including the heights and the open space the scheme was identified as being in deficit. Clearly, the smaller the scheme onsite it would generate less value to pay for the fixed costs of works to the public realm, the bus station and the quality of the building. If the Committee was to refuse this scheme and insist on a scheme with lower heights it would result in a less viable proposal. So the prospect of providing more affordable housing was remote. An assessment had also been undertaken of what would happen in the future for five years' time as well as up to 2031. It was found that the scheme would require 10% compound growth per annum which was growth on growth in the final four years in order to eliminate the deficit and that was to get to a point where the scheme's 100% private housing would be viable. Therefore, the prospects of securing more than 20 affordable units onsite through a review were highly risky. The guarantee of 20 affordable homes was perceived to be the better option by planning officers.

A motion was moved and seconded to approve the application subject to a mid and late-stage viability review, which was lost.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Ramsey Nagaty	X		
2	Pauline Searle		X	
3	Chris Barrass	X		
4	Angela Goodwin		X	
5	Jon Askew		X	
6	Marsha Moseley		X	
7	Ruth Brothwell	X		
8	David Bilbé		X	
9	Deborah Seabrook	X		
10	Bob McShee	X		
11	Angela Gunning	X		
12	Fiona White		X	
13	Colin Cross	X		
14	Liz Hogger		X	
	TOTALS	7	7	0

A subsequent motion was moved and seconded to refuse the application which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Angela Gunning	X		
2	Pauline Searle	X		
3	Deborah Seabrook		X	
4	Fiona White	X		
5	Ruth Brothwell		X	
6	Jon Askew	X		
7	Chris Barrass		X	
8	David Bilbe	X		
9	Ramsey Nagaty		X	
10	Liz Hogger	X		
11	Colin Cross			
12	Bob McShee		X	
13	Angela Goodwin	X		
14	Marsha Moseley	X		
	TOTALS	8	5	0

(Councillor Colin Cross left the meeting for the second vote owing to feeling unwell).

The Committee considered that the application would lead to an increase in bus journey times, a reduction in the number of bus stands and the bus station had

not been proven to be accessible to all. The proposal was also found would result in less than substantial harm to significant heritage assets and the public benefits of the scheme would not outweigh the harm caused by the proposal. Owing to the scheme's height, scale, massing and cramped layout, the application represented a form of over-development that was out of character with the surrounding area. The amount of affordable housing provided as part of the scheme was considered to be too little and the applicant had failed to demonstrate how the provision of additional affordable homes was not viable. The site would also affect the Thames Basin Heath Special Protection Area (TBHSPA) owing to the absence of a completed planning obligation.

In conclusion, having taken account of the representations received in relation to the application, the Committee

RESOLVED to refuse application 22/P/01336 for the following reasons:

1. The proposed development would lead to an increase in bus journey times, particularly those arriving from the south and the west, specifically all bus services travelling into Guildford along the A281, A3100, A31 and from the University of Surrey / Royal Surrey County Hospital, resulting in increased passenger delays and reduced customer satisfaction levels. Despite the emergency access route provided from the south via North Street, it has not been demonstrated that the proposed entrance and exit to the bus station would provide satisfactory levels of operational efficiency and resilience. This would be contrary to Policies ID3 and A5 of the Local Plan: Strategy and Sites, 2019. The failure of which would result in increased passenger delays and reduced customer satisfaction levels. The combination of which will limit efficient and effective bus operations supporting sustainable development, and passenger growth which is contrary to the targets of Surrey County Council's (SCC) Bus Service Improvement Plan (2021) and Local Transport Plan 4 (2021), the DfT Bus Back Better- National Bus Strategy for England (2021), and the National Planning Policy Framework.
2. The proposed development would result in a reduction in the number of bus stands and layover spaces, and it has not been satisfactorily demonstrated that this reduction can accommodate the planned future growth, which is contrary to Policies ID3, A5, A25, A26 and A35 of the Local Plan: Strategy and Sites, 2019, the targets of Surrey County Council's Bus Service Improvement Plan (2021) and Local Transport Plan (LTP4), the DfT

Bus Back Better- National Bus Strategy for England (2021) and the National Planning Policy Framework.

3. It has not been demonstrated that the proposed bus station is accessible for all users. The failure of which would be prejudicial to vulnerable users and would lead to reduced customer satisfaction levels. The combination of which will limit efficient and effective bus operations supporting sustainable development, and passenger growth which is contrary to Policies ID3 and D1 of the Local Plan: Strategy and Sites, 2019, the targets of Surrey County Council's Bus Service Improvement Plan (2021) and Local Transport Plan 4 (2021), the DfT Bus Back Better- National Bus Strategy for England (2021) and the National Planning Policy Framework.
4. The proposal would result in less than substantial harm (low to mid end of this scale) to surrounding designated heritage assets as detailed in the Committee Report. In this case, the identified public benefits of the proposal would not outweigh the heritage harm which would be caused. The proposal would therefore be contrary to Policy D3 of the Local Plan: Strategy and Sites, 2019; Policy D16 of the Guildford Borough (Submission) Local Plan: Development Management Policies (incorporating the Inspector's main modifications), 2022 as well as Chapter 16 of the National Planning Policy Framework.
5. Due to its height, scale, massing and cramped layout, the proposed development would represent an overdevelopment of the application site. As a result, the proposal would fail to reflect the distinct local character of the area and fails to respond to and reinforce locally distinct patterns of development. The development would therefore be an incongruous and harmful addition to the townscape and surrounding area. The proposal is therefore contrary to Policies D1 and A5 (site allocation) of the Local Plan: Strategy and Sites, 2019; Policy D4 of the Guildford Borough (Submission) Local Plan: Development Management Policies (incorporating the Inspector's main modifications), 2022, Policy G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07), as well as the relevant guidance within the National Planning Policy Framework.
6. The applicant has failed to satisfactorily demonstrate that providing a greater quantum of affordable housing would not be economically viable. The proposal is therefore contrary to Policy H2 of the Local Plan: Strategy and Sites, 2019, as well as the relevant guidance within the National Planning Policy Framework.

7. The site lies within the 400m to 5km zone of the Thames Basin Heaths Special Protection Area (TBHSPA). In the absence of a completed planning obligation, the Local Planning Authority is not satisfied that there will be no likely significant effect on the Special Protection Area and is unable to satisfy itself that this proposal, either alone or in combination with other development, would not have an adverse effect on the integrity of the Special Protection Area and the relevant Site of Special Scientific Interest (SSSI). As such, the development would be contrary to the objectives of saved Policy NE4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07), Policy P5 of the Guildford Borough Local Plan: Strategy and Sites, 2019 and with saved Policy NRM6 of the South-East Plan 2009. For the same reasons, the development would fail to meet the requirements of Regulation 63 of The Conservation of Habitats and Species Regulations 2017 as amended, and as the development does not meet the requirements of Regulation 64 the Local Planning Authority must refuse to grant planning permission.

8. In the absence of a completed planning obligation the development fails to mitigate its impact on infrastructure provision. This includes the following:
 - provision of
 - a unit within the scheme which may be used by the NHS as a health or medical care facility or in lieu of this a primary healthcare contribution;
 - education contribution;
 - police contribution;
 - contribution towards the off-site provision of children's playspace;
 - management and future maintenance of all open space (private and public) and the public realm within the site (with the exception of the North Street pedestrianisation); · that all areas of public realm remain publicly accessible twenty-four hours per day except for identified reasons, in perpetuity where they replace the width and alignment of Woodbridge Road and Commercial Road, and for the lifetime of the development in all other locations;
 - contribution towards bus service priority improvements;
 - the provision of a minimum of three car club vehicles for a minimum of five years; £50 worth of free travel for car club vehicles for each residential unit and three year's free membership of the car club for all initial occupants of the residential units;

- provide each dwelling with a combined cycle/bus voucher of £250, at a total cost of £118,250;
- SANG (Suitable Alternative Natural Green Space) and SAMM (Strategic Access Management and Monitoring) contributions;
- that the bus station improvements (as approved through this application), North Street Square, North Street pedestrianisation and Friary Square to be commenced as part of phase one of the development and completed in full prior to occupation of an agreed number of dwellings within phase one or by a date to be agreed, whichever is the sooner;
- that the applicant must undertake an early-stage viability review if the scheme does not commence within 18 months of the full grant of planning permission. The applicant will cover the Council's costs of independently assessing the review;
- the provision of the maximum viable number and type of affordable housing in accordance with Policy H2 of the Guildford Borough Local Plan: Strategy and Sites, 2019;
- securing a late-stage viability review;
- the completion of the remaining public realm works within set timescales to be agreed;
- allowing bus emergency access to the bus station through the new Friary Square (subject to a clarification of what circumstances will constitute an 'emergency'); and
- the applicant shall use reasonable endeavours to provide improved staff and customer facilities at the existing commercial kiosks and staff accommodation at the northern end of the bus station.
- Accordingly, the proposal is contrary to policies P5, H2, ID1 and ID3 of the Guildford Borough Local Plan: Strategy and Sites, 2019; saved policy NE4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07), saved policy NRM6 of the South-East Plan 2009, policy ID6 of the Guildford Borough (Submission) Local Plan: Development Management Policies (incorporating the Inspector's main modifications), 2022; the Council's Planning Contributions SPD 2017 and the NPPF.

See Decision notice for informatives: [22 P 01336-DECISION NOTICE-1760498.pdf \(guildford.gov.uk\)](https://www.guildford.gov.uk/Document/Download/22_P_01336-DECISION_NOTICE-1760498.pdf)

**PL5 22/P/01337 - LAND BOUNDED BY THE FRIARY CENTRE BUS STATION,
NORTH STREET AND LEPALE ROAD, GUILDFORD, GU1**

The Committee noted that given that application 22/P/01336 had been refused that they were minded to delegate the decision to planning officers to refuse the above-mentioned Listed Building Consent application for works to 17 North Street associated with detailed application (22/P/01336) for a mixed-use redevelopment at North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford.

A motion was moved and seconded to delegate the decision to planning officers which was carried. A show of hands instead of a recorded vote was cast 8:5.

In conclusion, having taken account of the representations received in relation to this application, planning officers under delegated powers, refused application 22/P/01337 for the following reasons:

1. As planning application (22/P/01336) which includes the demolition of number 18 North Street has been refused planning permission, the repair and making good works proposed through this application would be unnecessary. In addition, the partial demolition works proposed to the chimney stacks of number 18 North Street would have an impact on the historic fabric of the building. Bearing in mind that planning application 22/P/01336 has been refused, no evidence has been submitted to justify these works and there are no known public benefits which would outweigh the potential harm caused. The loss and change to the historic fabric of the listed building is therefore deemed to be contrary to the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, Policy D3 of the Guildford Borough Local Plan: Strategy and Sites, 2019; Policies D16 and D17 of the Guildford Borough (Submission) Local Plan: Development Management Policies (incorporating the Inspector's main modifications), 2022 and the guidance contained in the National Planning Policy Framework, 2021.

Informatives:

1. This decision relates expressly to drawings 0001 REV P1; 0012 REV P1; 0008 REV P1 and 0010 REV P1.

The meeting finished at 10.55 am

Signed

Date

Chairman

PLANNING COMMITTEE

- * Councillor Fiona White (Chairman)
- * Councillor Colin Cross (Vice-Chair)

- | | |
|--------------------------------|-----------------------------|
| * Councillor Jon Askew | * Councillor Liz Hogger |
| Councillor Christopher Barrass | * Councillor Marsha Moseley |
| * Councillor Chris Blow | * Councillor Ramsey Nagaty |
| Councillor Ruth Brothwell | * Councillor Maddy Redpath |
| * Councillor Graham Eyre | * Councillor Pauline Searle |
| Councillor Angela Goodwin | Councillor Paul Spooner |
| * Councillor Angela Gunning | |

*Present

Councillor Tony Rooth was also in attendance online and Councillor Catherine Young in person.

PL1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Jon Askew, Chris Barrass, Ruth Brothwell, Angela Goodwin and Paul Spooner. Councillors Will Salmon, Deborah Seabrook, Bob McShee and Cait Taylor attended as substitutes for the above members respectively. There was no substitute in attendance for Councillor Spooner.

PL2 ELECTION OF VICE-CHAIRMAN

The Committee elected Councillor Colin Cross as the Vice-Chairman of the Planning Committee.

PL3 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

21/P/02333 – Land south and east of The Cathedral Church of the Holy Spirit, Stag Hill, The Chase, Guildford, GU2 7UP

Councillor Marsha Moseley declared a non-pecuniary interest in the above application as she was a life friend of the Cathedral. This would not preclude her from the debate and decision made as she would consider the application with an open mind.

Councillor Will Salmon declared a non-pecuniary interest in the above application. He noted that he had attended the public consultations held as well as the Councillor briefings. The application had generated a lot of media publicity. Councillor Salmon confirmed that this would not preclude him from the debate and decision made as he would consider the application with an open mind.

PL4

MINU

The minutes of the last Planning Committee meeting held on Wednesday 1 March 2023, attached as part of the supplementary late sheets, were approved by the Committee and signed by the Chairman.

PL5 ANNOUNCEMENTS

The Committee noted the Chairman's announcements.

PL6 23/P/00003 - 6 ORCHARD GARDENS, EFFINGHAM, LEATHERHEAD, KT24 5NR

The Committee considered the above mentioned full application for erection of part single/part two storey front extension with conversion of garage to habitable accommodation, new front porch and single storey side extension.

Prior to the consideration of the application, the following persons addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Mr David King (to object) (spoke once to applications 23/P/00003 and 23/P/00007)

The Committee received a presentation from the Senior Planning Officer, Kelly Jethwa. The Committee noted that the site was inset from the Green Belt. The existing two storey detached house had an integrated garage. The proposal would comprise a two-storey extension to the front of the house and a wrap around single storey extension with a porch and would extend along the shared boundaries of the property. The houses in the streetscene had a variety of designs and styles with no uniformity in appearance. The front gable was an existing feature of the streetscene, as seen at number 5 Orchard Gardens. There were no side facing windows on number 5 that would be affected at the first-floor level from the extension. The existing driveway would also be retained for parking.

There was an existing lean to along the boundary which would be more formalised by the development. The shared boundary with number 7 Orchard

Road had an existing garage right up to the boundary line. Again, there were no windows on the flank elevation of the adjoining property which would be affected. The proposal would comply with the policies in the development plan and would not result in an adverse effect on the character of the area or have a harmful impact on neighbouring amenities. The application was therefore recommended for approval subject to conditions and the amendments as detailed in the supplementary late sheets.

In relation to comments made by the public speaker, the Senior Planning Officer, Kelly Jethwa confirmed that in relation to rainwater discharge and guttering, the development needed to be wholly constructed within the application site. In relation to comments that the proposal would set a precedent, the Committee was reminded that it must consider each application on its own merits against the development plan.

The Committee considered the application and noted that the site itself was fairly narrow compared with other properties on the road. The Committee noted concerns raised about the extension to the boundary on both sides of the building. All of the other houses in the cul-de-sac were detached and of varied design but none of them totally filled the site from side to side. The front elevation was particularly prominent and not a side extension that was set back. The Committee considered concerns that the proposal represented a form of overdevelopment which was cramped and out of character with the streetscene. In addition, parking was limited given it would now only have two parking spaces for a four-bedroom property. This was in contradiction to the Effingham Neighbourhood Plan which stated that there should be three parking spaces owing to preventing parking on the main road. The newly adopted development management policy ID10 specifically stated that the parking standards adopted in neighbourhood plans would take precedence over standards set by the local planning authority. Effingham was noted to be an area reliant upon the car given that the public transport network was poor.

The Committee noted concerns raised regarding the lack of guttering proposed and whether anything could be done to alleviate that issue owing to the risk of excess water flooding into neighbouring properties.

The Committee received clarification on questions raised by Councillors from Gemma Fitzpatrick, Development Management Lead, that in relation to guttering, there were a variety of ways that rainwater collection could be dealt with in building design and was a matter for building control under the Building Regulations. The lack of guttering was therefore not a reason to object on

planning grounds. The relevant planning consideration was that the development took place within the ownership of the red line identified on the application form. In relation to the parking standards, it was confirmed that the four-bedroom dwelling would require three parking spaces to be provided. The standards were there to protect the amenity of the area, however, because the road was, in the planning officer's view, not experiencing a high level of parking congestion there would not be a material harm from parking on the street and there would continue to be parking provision on the driveway.

The Committee noted that the parking situation could not be adequately assessed from one visit. The local Rugby Club was located nearby and the road was very congested with parking on Sundays. The planning officers suggested that it would not be unreasonable to add a condition that required the applicant to provide additional parking at the front of the property.

The Committee queried what the volume was of the extensions permitted on this property to date and how much of an increase that amounted to. Planning officers confirmed that the previous extensions had been granted via permitted development rights. In terms of volume calculations, officers would need to look at the details of the certificate of lawfulness.

Owing to the concerns raised regarding the application, the Chairman asked if there was a Committee member who wished to propose an alternative motion to the officer proposal which was to approve the application. The Committee member needed to specify the harm the proposed development would cause and if possible state the appropriate planning policies as the basis for the reasons for refusal.

A motion was moved by Councillor Liz Hogger and seconded by Councillor Graham Eyre to refuse the application for the following reasons, which was carried:

Reason 1 – Over-Development and Out of Character

The proposed development, by virtue of its inappropriate design and overdevelopment of the plot, would be out of character and detrimental to the street scene. The proposal therefore fails to comply with Policy D1 of the Guildford Borough Local Plan: Strategy and Sites (2019), Policies H4(1)(a), D4(1)(a), D4(3)(c) of the Guildford Borough Local Plan: Development Management Policies Adopted on 22 March 2023 and Policy ENP-G2(3) of the Effingham Neighbourhood Plan 2016-2030.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Will Salmon	X		
2	Chris Blow	X		
3	Ramsey Nagaty	X		
4	Fiona White			X
5	Cait Taylor	X		
6	Bob McShee	X		
7	Pauline Searle	X		
8	Deborah Seabrook	X		
9	Liz Hogger	X		
10	Maddy Redpath	X		
11	Marsha Moseley	X		
12	Colin Cross	X		
13	Angela Gunning	X		
14	Graham Eyre	X		
	TOTALS	13	0	1

Reason 2 – Parking

The proposed development, by virtue of the lack of provision for three car parking spaces, fails to comply with Policy ID10 of the Guildford Borough Local Plan: Development Management Policies Adopted on 22 March 2023 and Policy ENP-R1 of the Effingham Neighbourhood Plan 2016-2030, to safeguard against parking off the site.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Deborah Seabrook		X	
2	Fiona White			X
3	Maddy Redpath	X		
4	Liz Hogger	X		
5	Ramsey Nagaty	X		
6	Pauline Searle	X		
7	Angela Gunning	X		
8	Cait Taylor	X		
9	Marsha Moseley	X		
10	Colin Cross	X		
11	Will Salmon	X		
12	Graham Eyre	X		
13	Chris Blow	X		
14	Bob McShee	X		
	TOTALS	12	1	1

In conclusion, having taken account of the representations received in relation to this application, the Committee;

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Deborah Seabrook	X		
2	Angela Gunning	X		
3	Pauline Searle	X		
4	Maddy Redpath	X		
5	Bob McShee	X		
6	Ramsey Nagaty	X		
7	Will Salmon	X		
8	Cait Taylor	X		
9	Chris Blow	X		
10	Fiona White	X		
11	Graham Eyre	X		
12	Marsha Moseley	X		
13	Liz Hogger	X		
14	Colin Cross	X		
	TOTALS	14	0	0

RESOLVED to refuse application 23/P/00003 for the reasons as detailed above.

PL7 23/P/00007 - 6 ORCHARD GARDENS, EFFINGHAM, LEATHERHEAD, KT24 5NR

The Committee considered the above-mentioned full application for proposed single storey front extension with new front porch and garage conversion to habitable accommodation including single storey side extension; single storey side extension to south-east elevation (Amended plan received on 07/03/2023 omitting the first floor front element from the proposed side (north-west elevation)).

Prior to the consideration of the application, the following person addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Mr David King (to object) (spoke once to applications 23/P/00003 and 23/P/00007)

The Committee received a presentation from the Senior Planning Officer, Kelly Jethwa. The Committee noted that there would be small area of flat roof which

was not visually prominent due to the hipped roof design around the single storey and side extensions. The footprint of the dwelling would increase as well as creating a small projection forward of the adjoining dwelling which would follow the common building line and was not perceived as unduly prominent. The existing garage on the property projected forward of the building line. Similar variations along the street frontage could be seen. The existing lean to was proposed to be removed, replaced and enclosed. A new lean to would also be created along the side boundary with the garage and neighbouring property, number 7.

Planning officers considered that the proposal would comply with policies in the development plan and would not result in an adverse impact on the character of the streetscene or have a harmful impact on neighbouring amenity. The application was therefore recommended for approval, subject to conditions and the updates as detailed on the supplementary late sheets.

The Committee considered the application and noted a slight improvement in that the right-hand extension was located further back. There were concerns still however that the proposal completely filled the site and represented a form of over-development, cramped and out of character with the street scene. The parking provision was also reduced and contrary to Effingham Neighbourhood Plan's Policy ID10.

Owing to the concerns raised regarding the application, the Chairman asked if there was a Committee member who wished to propose an alternative motion to the officer proposal, to approve the application. The Committee member needed to specify the harm the proposed development would cause and if possible state the appropriate planning policies as the basis for the reasons for refusal.

A motion was moved by Councillor Liz Hogger and seconded by Councillor Chris Blow to refuse the application for the following reasons, which was carried (as per the reasons voted for in application 23/P/00003):

Reason 1 – Over-Development and Out of Character

The proposed development, by virtue of its inappropriate design and overdevelopment of the plot, would be out of character and detrimental to the street scene. The proposal therefore fails to comply with Policy D1 of the Guildford Borough Local Plan: Strategy and Sites (2019), Policies H4(1)(a), D4(1)(a), D4(3)(c) of the Guildford Borough Local Plan: Development Management Policies Adopted on 22 March 2023 and Policy ENP-G2(3) of the Effingham Neighbourhood Plan 2016-2030.

Reason 2 – Parking

The proposed development, by virtue of the lack of provision for three car parking spaces, fails to comply with Policy ID10 of the Guildford Borough Local Plan: Development Management Policies Adopted on 22 March 2023 and Policy ENP-R1 of the Effingham Neighbourhood Plan 2016-2030, to safeguard against parking off the site.

In conclusion, having taken account of the representations received in relation to this application, the Committee;

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Fiona White	X		
2	Maddy Redpath	X		
3	Angela Gunning	X		
4	Graham Eyre	X		
5	Deborah Seabrook	X		
6	Will Salmon	X		
7	Chris Blow	X		
8	Marsha Moseley	X		
9	Bob McShee	X		
10	Ramsey Nagaty	X		
11	Colin Cross	X		
12	Cait Taylor	X		
13	Pauline Searle	X		
14	Liz Hogger	X		
	TOTALS	14	0	0

RESOLVED to refuse application 23/P/00007 for the reasons as detailed above.

PL8 21/P/02333 - LAND SOUTH AND EAST OF THE CATHEDRAL CHURCH OF THE HOLY SPIRIT, STAG HILL, THE CHASE, GUILDFORD, GU2 7UP

The Committee considered the above-mentioned full application for demolition of existing Cathedral Close dwellings and erection 124 no. residential units (including affordable housing) with associated engineering works, access, landscaping, parking and ancillary works.

The Committee received a presentation from the Senior Planning Officer, Kelly Jethwa. The Committee noted that the applicant and third parties had submitted their speeches had the item been eligible for public speaking. These had been treated as comments on the application, and any new matters summarised on the supplementary late sheets.

The application site was allocated for the development of approx. 100 homes in the Local Plan. A previous application for the site was refused in 2017 by Linden Homes for 134 homes. The Cathedral appointed a new developer, Vivid Homes, a well known affordable housing provider. Pre-application discussions were entered into with the Council prior to the submission of the application which also involved a Design Review Panel.

The site formed part of the suburban growth of Guildford which had occurred since the Second World War. The town was located to the east and south-east of the site. The Cathedral was a landmark building on a hilltop location with a strong silhouette. The University of Surrey campus was located to the north and east and residential suburban housing to the south. The A3 was located to the west.

The Cathedral was a Grade II star listed building. A western processional route by car was proposed along with a pedestrian route from the south. The site formed part of the former hunting grounds of the Earl of Onslow. From the mid-1930's the Guildford Diocese was created and land begun to be bought for the Cathedral. In the 1960's the land to the north was sold to the University of Surrey. In 1998 land was also sold to a housing developer who built Scholar's Walk in the south-east corner. The land for the Cathedral was bought in 1942 and 1943, funded in part by a very generous donation from Viscount Bennett, the former Finance Minister of Canada. The terms of the gift in any covenant was not a material planning consideration. However, there was an intangible historic link between Viscount Bennett and the Cathedral which contributed to the significance of this heritage asset. A letter had been included provided by the Cathedral in their submission from the Bishop of Viscount in October 1942 when they were seeking donors for the purchase of the land. The recognition of this wartime relationship between the UK and Canada was recorded in a ledger laid in the walls of the Cathedral which was still there today.

The proposal required the demolition of seven existing detached homes currently offered to staff of the Cathedral. The development would comprise of three character areas, the eastern meadow, the eastern slopes and the western parcel. Amended plans were also received in December 2022 which were summarised in

the report. The scheme incorporated on-site renewable energy regeneration. The proposal would also lead to a land receipt that the Cathedral could invest and the endowment would provide an income for the repair and maintenance of the Cathedral in perpetuity.

The proposed buildings would be built into the slope where possible however the flats on the eastern slopes would require engineering to re-profile the land. The apartments would have a subterranean podium level. Land stability and the approaches had been independently assessed and deemed to be acceptable.

The proposal would result in 40 vehicle movements per hour in peak times with most movements going east or west. The access points had been subject of a road safety audit and alternative access from the west through the main route of Stagg Hill would cause greater harm to the heritage asset due to the removal of more trees and the regrading of the ground. The proposal would not have a harmful impact on highway safety and capacity and as a result there was no objection from the County Highway Authority. The impact on the highway would be less than the previous scheme by Linden Homes and there would in addition be a comprehensive package of sustainable transport measures including offsite cycle infrastructure and walking facilities including a new link. There would also be two onsite car club spaces and travel vouchers for each of the new occupants. There was a suitable level of car parking to ensure there was no overspill parking onto surrounding roads.

The proposal would provide a compliant affordable housing scheme and would provide 13 homes for Cathedral staff with a combination of flats and houses with a range of dwelling sizes.

The proposal included a new community orchard to the rear of the western parcel with a woodland walkway through the flats. The existing informal meadow would experience a substantial change by being overlooked by the new houses and private gardens. The homes to the west would also come closer to the processional route. A large number of new trees were proposed to be planted throughout the site including the processional routes to the south and east. The greening enhancements would result in a biodiversity net gain. The landscaping plan identified a number of informal walking routes through the site. Climbing plants would be grown on the buildings to assist with screening and likely incorporate green roof planting. The amended plans had increased the spacing in the eastern meadow. However, this area would experience overlooking and no longer be secluded and allow people to enjoy the amazing view due to the location of the new homes and the terraces facing this space.

The five clergy houses would have raised terraces and whilst they were set back they would still allow views over the meadow area. They would appear as one and a half storey houses with a stepped house design. In the summer the buildings would encroach upon the view and would have a permanent impact. The view of Guildford Castle would also not be appreciated in the same way that it is currently.

The apartment blocks would be located on the eastern slopes with a range of scale of buildings up to three and a half storeys stepped down along the slope. This would introduce a new arrangement of buildings in this suburban setting which whilst acceptable to make the most efficient use of land for this allocation, would also impact upon the character of the area. The engineering required would also need a number of retaining walls to be built. The mass and scale of the tallest blocks had been reduced however there were still a number of projecting balconies. The form and profile of the blocks would not integrate with the local vernacular.

In terms of the relationship with Scholars Walk, the residential development was located to the south-east. The existing vehicular access would become a pedestrian route only with additional tree planting. There was a gap of 20 metres to the shared boundary with changing levels and screening due to the juxtaposition of the buildings which would not result in a material loss of amenity.

The applicant had responded to comments from the Council and the County Council regarding the onsite cycling infrastructure, particularly for the flats. As a result, direct access would be provided with less doors/automated doors where they were required. There would be storage for bikes and E-Bike charging points and visitor cycle parking as well. The scheme had exceeded the requirements in this regard.

The buildings would continue to be visually prominent and would not be relatable particularly in the winter. Whilst the landscaping would mature over time, the mass and scale would detract from the Cathedral.

A balancing exercise has been carried out in accordance with paragraph 202 of the NPPF. Less than substantial harm had been identified to the setting of Guildford Cathedral, Guildford Castle and the lodge buildings to the south which was in the low to medium range. The public benefits had been assessed and weighted accordingly. Substantial weight had been afforded to the affordable housing provision. The endowment from the land receipt for the sale of the plot

of land would not meet the full cost of the repair for the Cathedral for the next five years. It would only meet 23% of the cost, depending on when the income accrued would become available with potential additional funding from another land receipt provided by the development. These public benefits would not outweigh the harm identified, particularly to the setting of the Cathedral. Other harm had also been identified to the outward view of the eastern meadows which was substantial. The impact upon these views and the visually prominent built form of development had been given substantial weight. The benefits of the scheme did not outweigh the heritage harm and other harm identified.

This is a unique and special site in the town and to the community of Guildford. Therefore, any development on this sensitive site for the Cathedral would have to be exemplar. This was to ensure this nationally important site was respected and a scheme delivered that in years to come would form part of the heritage asset for this borough.

The proposal had a number of changes incorporated from pre-application stage to determination so to address the matters raised. However, the proposal would fail to deliver the ten characteristics of a well-designed place, as set out in the National Design Guide and the Development Plan. The application was therefore recommended for refusal for the amended reasons as set out in the supplementary late sheets along with the additional responses.

The Committee discussed the application and noted that improvements had been made to this proposal over the last four years particularly with regard to sustainability and the percentage of affordable housing. It was also considered that some of the aspects of the design and landscaping were sympathetic. However, fundamentally this was not the location for this scheme. The Committee noted concerns raised in relation to the proposed scale, density and height of the buildings that would change the Cathedral which was a significant heritage asset. The site encompassed more than the Cathedral but was part of an open semi-wild space that was appreciated by the whole community. The parkland provided a very special setting with different short and long range views of the Cathedral. It provided a sense of proportion for a building as big as the Cathedral, a lot of which would be lost with the scheme proposed. The application also represented a form of overdevelopment leading to overlooking for the residents of Scholars Walk which was of great concern. The access routes were creating a potential two-tier system that whilst it was noted was not a highway concern was not sympathetic to the community wanting one route for the eastern scheme and another route for the Cathedral houses. It was a heritage asset that must be protected.

The Committee noted that a community orchard had been incorporated into the scheme and questioned the extent to which it would be used. The development also incorporated chimneys and the Committee was interested to know what sort of fuel was proposed to be used in the development. The description of half a storey was also questioned when it actually referred to habitable roofspace.

The planning officers confirmed that the chimneys on the clergy housing proposed were functional chimneys. Whilst the type of fuel to be used was not known a condition was required to specify it.

The Committee noted comments that substantial weight had to be given to the setting of this grade II star listed building in Guilford which was of historic importance. Concern was raised regarding the overall layout of the proposed development, apart from the dwellings to be built for the clergy. The access road was of concern being that only one road in and out of the site was planned and was not suitable. The harm to the setting of the site was obvious and represented a form of overdevelopment.

The Senior Planning Officer, Kelly Jethwa confirmed that the access route proposed was the most preferred by the emergency services and refuse collectors. A second access route was only required when a larger number of dwellings was proposed. In this case, the access route would meet current standards.

A motion was moved and seconded to refuse the application which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Fiona White	X		
2	Chris Blow	X		
3	Graham Eyre	X		
4	Deborah Seabrook	X		
5	Colin Cross	X		
6	Maddy Redpath	X		
7	Marsha Moseley			X
8	Ramsey Nagaty	X		
9	Angela Gunning	X		
10	Cait Taylor	X		
11	Liz Hogger	X		
12	Pauline Searle	X		
13	Will Salmon	X		
14	Bob McShee	X		
	TOTALS	13	0	1

In conclusion, having taken account of the representations received in relation to this application, the Committee;

RESOLVED to refuse application 21/P/02333 subject to the amended reasons as detailed in the supplementary late sheets and can be viewed here: [21 P 02333-DECISION NOTICE-1789148.pdf \(guildford.gov.uk\)](https://www.guildford.gov.uk/21_P_02333-DECISION_NOTICE-1789148.pdf)

PL9 22/P/00738 - IPSLEY LODGE STABLES, HOGS BACK, SEALE, GUILDFORD, SURREY, GU10 1LA

The Committee considered the above-mentioned full retrospective application for change of use of land for the proposed creation of 4 Gypsy/Traveller pitches, comprising the siting of 4 Mobile Homes, 4 Touring Caravans, and the erection of 4 Dayrooms.

The Committee received a presentation from the Senior Planning Officer, Lisa Botha. The Committee noted that it was recommended that a personal and temporary permission be granted subject to a legal agreement to secure the necessary mitigation against the impact of the proposal on the Thames Basin Heaths Special Protection Area (TBHSPA). The application had been called to Committee as it had received over 10 letter of objection contrary to the officer’s recommendation. The application was deferred by the Planning Committee at its meeting on 1 March 2023, so that a site visit could be carried out to assess the

impact of the proposal on the AONB. The site visit took place on Monday 27 March 2023. The Committee's attention was also drawn to the supplementary late sheets which included some small amendments and an updated policy section which took into account the adoption of the new Local Plan, along with an additional informative and amendments to Informative 1 and Condition 4.

Lastly, a summary of an appeal decision at Pines Green Lane East had been included as it was particularly relevant to the determination of this application. In short, the Inspector considered that despite the Council demonstrating that it had a supply of deliverable sites for five years, when set against the local context, none of the sites were yet available. As such, the occupants of that site, if the appeal had been dismissed were likely to have to resort to a roadside existence or would need to double up on another pitch which would result in issues arising from overcrowding. In relation to Article 8 of the Human Rights Act which establishes a right for the respect for private family life as well as the public sector equality duty under the Equality Act which required a public authority to foster good relations between persons who share a relevant protected characteristic. Article 3 of the United Nations Convention on the Rights of Children was also referenced and required the interests of a child to be a primary consideration. No other consideration must be regarded as more important or given greater weight in the best interests of any child. The Inspector took into account the best interests of the children on the site and this provided the very special circumstances that outweighed the harm to the Green Belt when considering whether to grant temporary planning permission. The Inspector considered that a temporary permission would enable the occupants to either relocate once the pitches were delivered.

The application site was located close to the border with the Green Belt, Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). The site was also located within the 400m to 5km buffer zone of the Thames Basin Heath Special Protection Area (TBHSPA). The site should not be confused with the adjacent site to the south which had until recently shared the same address. The application site is under separate ownership. The site was accessed via the Hog's Back and used an existing access from the southern end of the main part of the site. The nearest residential site to the application was located to the south, the south-west and east with a small number of outbuildings closer to the site. All four pitches would be served via the existing access. Each pitch would have a central access, with landscaping either side with a mobile home, a touring caravan and a dayroom located towards the northern half of the site. Additional planting was proposed as part of the proposal across

the site. The urban area of Tongham was about a 15-minute walk along the pavement. The day rooms would be 5m wide and 3m deep.

The Council had conducted a full balancing exercise and concluded that full planning permission should not be granted. In reaching that conclusion, the Council had regard to the Human Rights and Equality duty on the family's ability to live their traditional way of life as well as the opportunity to access education, health and other services. However, taking into account the personal circumstances of the occupants onsite and taking into consideration the best interests of the children and the likely outcome of the application if it were to be refused, with the families having to resort to roadside living it was considered that a temporary and personal permission should be granted for five years. This time period would allow other sites to be authorised. Therefore, subject to the imposition of conditions, securing a personal and temporary permission and a legal agreement to secure the necessary mitigation against the impact of the proposed development on the Thames Basin Heath Special Protection Area (TBHSPA), the application was recommended for approval.

The Committee discussed the application and noted the public interest in it. The Committee noted concerns raised that it was a retrospective application that was contrary to policies. Whilst planning officers were satisfied with the applicant's personal circumstances, as the decision makers, the Committee also needed to be satisfied and have the evidence before it on pink papers considered in private session.

The Council's Legal Advisor, James Tong was asked to comment who confirmed that with reference to the appeal decision attached to the report in the agenda papers, the primary consideration was the children on the site and that the residents were part of a protected group which needed to be taken into consideration as well.

The Committee was also reminded that the application had already been deferred twice and that in fairness to the applicants a decision needed to be made. The Committee also considered comments that it had sufficient planning information in front of it that enabled it to make a planning decision. The children on the site were currently attending local educational establishments. In this situation, where there are insufficient sites available as of now to meet the existing need. Hopefully there will be sufficient sites in a few years time when the sites in the Local Plan come forward. It was therefore considered that a temporary and personal permission was correct.

The Committee noted a query regarding the temporary and personal permission being recommended for a period of 5 years when in the appeal decision cited the Inspector felt that 3 years was a justifiable amount of time. Why was there a difference? In addition, the Committee was concerned to know the age of the school children and the timing of their requirements for being either at a junior or secondary school.

The Senior Planning Officer, Lisa Botha confirmed that the five year recommendation had been provided in this case by the planning policy team which was in relation to when the Council was expecting sites to become available. In terms of the schools, Lisa had contacted them and confirmed that a lot of the children were approaching school age and others were in attendance at a local nursery. It was also explained that in this particular case, the personal circumstances and the fact that there are children onsite were material considerations. Planning officers had verified this externally and it could therefore be taken into consideration. The Council had a duty towards what was revealed in public about personal circumstances and how much should be made public. People had a right to privacy and planning officers had verified what the applicant had told them. The legal advisor, Angela Watson confirmed that it was discussed whether it was appropriate with these types of applications to go into private session. The Council had to be mindful of the equalities duties and the protected characteristics of the applicant. It was always a fine balance about how much information was provided, fully accepting that the committee members needed to feel they had enough information to make a decision. However, by going into private session denied the applicant and objectors a further right of reply as they were not privy to what was being discussed.

The Committee queried what would happen if the provision of foul and surface water drainage was not implemented within the specified time period.

The Senior Planning Officer, Lisa Botha confirmed that the site would have to cease and the caravan structures removed by enforcement. The surface water drainage systems therefore needed to be implemented within 11 months. Similarly, any breach of condition would be investigated and appropriate enforcement action taken as appropriate.

A motion was moved and seconded to approve the application which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Colin Cross			X
2	Angela Gunning	X		
3	Marsha Moseley		X	
4	Liz Hogger	X		
5	Bob McShee	X		
6	Will Salmon	X		
7	Cait Taylor	X		
8	Chris Blow	X		
9	Maddy Redpath	X		
10	Graham Eyre		X	
11	Deborah Seabrook	X		
12	Fiona White	X		
13	Pauline Searle	X		
14	Ramsey Nagaty			X
	TOTALS	10	2	2

In conclusion, having taken account of the representations received in relation to this application, the Committee;

RESOLVED to approve application 22/P/00738 subject to a Section 106 Agreement securing SANG and subject to the following amendments to the conditions as detailed on the supplementary late sheets:

With regard to informative 1:

Omit the word '(either)'

With regard to condition 4:

Within the reason section at the end of the sentence add: and in order to minimise the impact on bats.

Add an additional informative:

With reference to condition 4 and external lighting, it is recommended that the applicant refers to: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>

**PL10 22/P/01770 - CHALK BARTON, SHERE ROAD, WEST HORSLEY,
LEATHERHEAD, KT24 6EW**

The Committee considered the above-mentioned full application for demolition of existing front walling and front flue, erection of ground floor infill porch, finished with open oak structure, replacement flue and alterations.

The Committee received a presentation from the Senior Planning Officer, Lisa Botha. The application was recommended for refusal. The site was located inside of the Green Belt and within the Surrey Hills Area of Outstanding Natural Beauty (AONB). The site itself was comprised of a two storey detached house with habitable accommodation within the roof space. The existing chimney would be replaced by the flue and was in a similar position between the two dormers. The porch section would be brought forward almost in line with the front wall of the dwelling. The pitched roof open timber feature would be rebuilt centrally and full height windows installed either side of the entrance door. The proposed increase in floor area was 11sqm, other internal changes were also shown on the drawing but not subject to this application.

No objections are raised in terms of the impact of the proposal on the scale or character of the area of on the Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV). Furthermore, no objection is raised with regard to neighbouring amenity, however, Policy P2 states that the construction of new buildings in the Green Belt constituted inappropriate development unless the building falls within a list of exemptions identified in the NPPF. P2 goes onto provide definitions to be applied to the specific exceptions which included a definition of the original building, which means either the building as it existed on 1 July 1948 or if no building existed at that time then the first building as it was originally built after this date. In this instance, the proposal when considered against the existing dwelling was very modest, just 11sqm. The policy required an extension to be assessed against the original building. The proposed development therefore represented an increase of approx. 99% over the original dwelling in terms of floor area and as such was indicative of a disproportionate addition.

The Committee also noted the High Court judgement which endorses the Council's approach to extensions and as such the correct application of the policy has been applied. In this instance and consequently the proposed development as an increase of approx. 99% over that of the original dwelling would result in a disproportionate addition within the Green Belt which by definition is harmful. The application was therefore recommended for refusal.

The Chairman permitted Councillor Catherine Young to speak in her capacity as ward councillor for three minutes.

The Committee considered concerns raised that the application was a minor development that warranted approval. The proposal would have no impact upon neighbouring amenities or result in overlooking or a loss of light. The proposal was not an overbearing feature and would not have a detrimental impact upon the character of the local area. The proposal did meet with policy D1 place-shaping which produced a high quality design which responded well to the local character and landscape setting. It also met with policy H5 which stated that residential extension and alterations should not have any impact on immediate and adjacent buildings. There had also been no objections from any consultees, including the local parish council and the AONB Officer.

Planning officers confirmed that the relevant policy was P2 of Part 1 of the adopted Local Plan which mirrored closely what the NPPF required the Committee to consider. Paragraph 149 of the NPPF stated that a local planning authority should have regard to the construction of new buildings as inappropriate in the Green Belt. Exceptions to this were as per subsection C, the extension or alteration of a building, provided that it did not result in disproportionate additions over and above the size of the original building. The proposal was relatively minor, however the test was with regard to whether it represented a disproportionate addition and at 99% increase over the original building was what had to be considered. Planning officers considered that the cumulative impact would result in a disproportionate addition and it must therefore be regarded as inappropriate development in the Green Belt. No very special circumstances existed in this case, none had been put forward by the applicant and planning officers had not identified any. The harm caused must therefore be given substantial weight.

The Committee considered the application and noted that the existing building was already 94% larger than the original building onsite. Previous planning approvals onsite had already permitted such extensions and increases in the overall size of the property to take place. If considered in that context the proposal represented a 5% increase. The technical argument, whilst policy compliant was not an exercise of common sense.

Planning officers confirmed that whilst there was planning history associated with the extension of this property, the Committee had to consider the NPPF which has been in place since 2012 and the adoption of the Local Plan in 2019. It was

the Committee's duty to determine applications in line with these documents. Unfortunately, common sense was not a material consideration. The Committee was also reminded that the Council had just successfully challenged an Inspector's decision in which he did not consider the original building size as per policy P2. The High Court agreed with the Council's interpretation and quashed the Inspector's decision.

A motion was moved and seconded to approve the application which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Cait Taylor	X		
2	Graham Eyre		X	
3	Deborah Seabrook			X
4	Fiona White	X		
5	Pauline Searle	X		
6	Ramsey Nagaty			X
7	Maddy Redpath		X	
8	Liz Hogger		X	
9	Marsha Moseley	X		
10	Bob McShee			X
11	Chris Blow			X
12	Angela Gunning			X
13	Will Salmon	X		
14	Colin Cross	X		
	TOTALS	6	3	5

In conclusion, having taken account of the representations received in relation to this application, the Committee;

RESOLVED to refuse application 22/P/01770 for the reasons as detailed in the report.

PL11 PLANNING APPEAL DECISIONS

The Committee considered and noted its appeal decisions.

The meeting finished at 9.31 pm

Signed

Date

Chairman

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Committee Date: 26/04/2023
Total Number of Applications : 4

Parish	Applicant	Address	Case Number	Code	Page
Holy Trinity	Mr and Mrs Hill, 13 Oxford Road	13 Oxford Road, Guildford, GU1 3RP	22/P/00990	APPC	65
Ash	Bellway Homes (South London) Ltd, Regent House	Orchard Farm, Harpers Road, Ash, Guildford, GU12 6DE	22/P/01083	S106	81
Shalford	BlackOnyx Projects Limited	Land to the rear of 164 - 176, New Road, Chilworth, GU4 8LX	22/P/01831	APPC	149
East Horsley	Mr P. Vary, Abbotswood	Abbotswood, High Park Avenue, East Horsley, Leatherhead, KT24 5DF	22/P/01845	APPC	179

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22/P/00990 - 13 Oxford Road, Guildford



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not be relied upon for accuracy.

Print Date: 12/04/2023

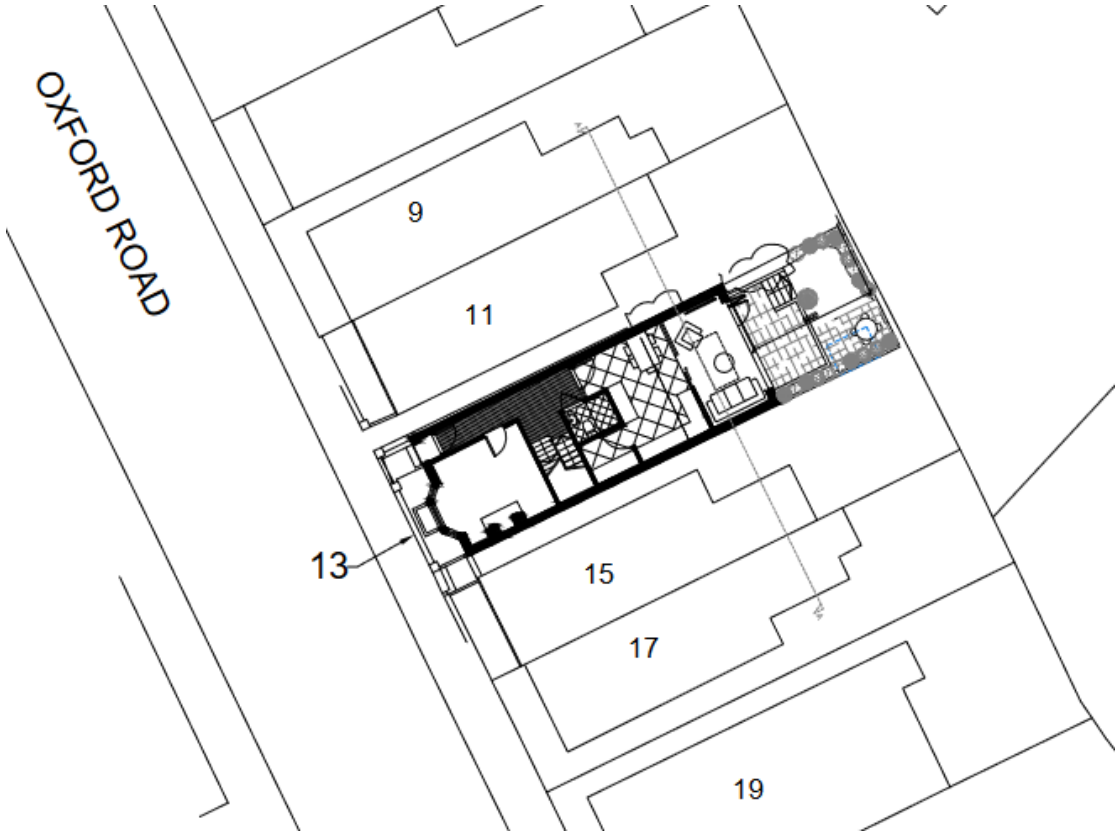


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22/P/00990 – 13 Oxford Road, Guildford



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App No: 22/P/00990 **8 Wk Deadline:** 03/03/2023
Appn Type: Full Application
Case Officer: Michaela Stevens
Parish: Holy Trinity **Ward:** Holy Trinity
Agent : Mr Conoley **Applicant:** Mr and Mrs Hill
Michael Conoley Associates 13 Oxford Road
The Old Forge Guildford
The Green Surrey
Elstead GU1 3RP
GU8 6DD

Location: 13 Oxford Road, Guildford, GU1 3RP
Proposal: Part two storey / part single storey rear extension & demolition of existing shed.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

Proposed part one/ part two storey rear extension following the demolition of an existing shed in the rear garden. The property is located within the Guildford Town Centre Conservation Area.

Summary of considerations and constraints

The proposed extension would be located at the rear of the property and would not be visible from the front. The ground floor element would extend by 4m from the main rear elevation and would be provided with a flat roof. The first floor element would project by 1.6m and would not extend beyond the existing 2 storey rear building line of neighbouring properties. The upper storey element would be provided with a pitched roof set lower than the main roof providing a subservient appearance. The design is considered to be in keeping with the host property.

The impact of the proposed development on neighbouring properties is considered acceptable and would not result in an overbearing impact, overshadowing or a loss of privacy.

Taking the above into consideration, officers are satisfied that the proposal would not have an adverse effect on the scale and character of the existing property or have a detrimental impact on the character of the street scene and surrounding area.

RECOMMENDATION:

Approve – subject to the following conditions and reasons:-

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Site Location Plan (Drawing number: 1660/S-01)
- Proposed Site Plan (Drawing Number: 1660/P-01A)
- Proposed Plans and Elevations (Drawing number: 1660/P-02)
- Proposed Section AA (Drawing number: 1660/P-03)

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

4. The development hereby approved shall be carried out in accordance with the approach detailed in the following documents including the proposed ecological enhancements:

- Preliminary Roost Assessment (produced by Arbtech and received 27/07/2022)

Reason: To ensure no adverse impact upon protected species.

5. The first-floor rear (east) bathroom window of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy

6. The first-floor rear (south) Juliet balcony balustrade of the development hereby approved shall be glazed with obscure glass and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy

7. The flat roof to the development hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden or similar amenity area.

Reason: To preserve the privacy and amenities of neighbouring residents.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

- Pre-application advice was not sought prior to submission and minor alterations were required to overcome concerns, these were sought, and the applicant agreed to the changes

Officer's Report

Site Description:

The application relates to a detached dwelling located within the urban area of Guildford. The property is bordered by 15 Oxford Road to the south and 11 Oxford Road to the north. Oxford Road is a cul-de-sac lined with detached and semi-detached Victorian era dwellings. It slopes upwards from Sydenham Road and as a result number 15 sits higher and 11 lower than number 13.

The site lies within the Guildford Town Centre Conservation Area.

Proposal:

Part two storey / part single storey rear extension & demolition of existing shed.

During the course of the application the applicant has submitted additional information including a site section and daylight and sunlight assessment.

Relevant Planning History:

None

Consultations:

Holy Trinity Amenity Group:

No comment received.

Third Party Comments:

24 letters of objection have been received; key issues raised are as follows:

- Impact on the Conservation Area
- Out of character
- Impact on daylight at neighbouring properties
- Impact on privacy at neighbouring properties
- Disproportionate addition
- Access issues during construction
- Over development of the plot
- Overbearing impact
- Impact on drainage
- *[Officer comment: This would be dealt with during the Building Regulations process]*
- Safety of access to neighbouring properties
- Impact on trees

[Officer comment: No significant trees are located within or adjacent to the development site that the proposed development is likely to impact]

- Loss of garden and resultant impact on ecology

Planning Polices:

National Planning Policy Framework (NPPF): _

Chapter 2: Achieving Sustainable Development

Chapter 4: Decision Making

Chapter 12: Achieving Well Designed Places

Chapter 15: Conserving and Enhancing the Natural Environment

[Chapter 16: Conserving and Enhancing the Historic Environment](#)

Guildford Borough Local Plan: Strategy and Sites (LPSS), 2015-2034:

S1: Presumption in favour of sustainable development

D1: Place shaping

D3: Historic Environment

Guildford Borough Council: Development Management Policies (LPDMP) June 2022 _

Policy H4: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D16: Designated Heritage Assets

Policy D18: Conservation Areas

Policy P6/P7: Biodiversity in New Developments

Policy P8/P9: Protecting Important Habitats and Species

Policy ID10: Parking Standards

Supplementary planning documents:

Residential Extensions and Alterations SPD (2018)

Parking Standards for New Development SPD (2023)

Planning Considerations:

The main planning considerations in this case are:

- the principle of development
- Impact upon the character of the conservation area
- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity
- Impact on ecology
- Highways and parking

The Principle of Development

The subject site is located within an established residential area where household extensions and alterations are not uncommon. The proposed extension to facilitate additional and improved living space is therefore considered to be acceptable, providing it provides a high quality standard of internal accommodation, a design appropriate in the context of its surroundings and constitutes neighbourly development.

The Impact on Scale and Character including the Town Centre Conservation Area

Statutory provisions:

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at para 195 sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 201-205 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy D18 of the LPDMP outlines that development proposals within or which would affect the setting of a Conservation Area are expected to preserve or enhance its special character and appearance, are required to show how they respect and respond to the history of the place and are required to be of a high-quality design.

The dwelling is located within Area 3 (19th Century housing to the south of Sydenham Road) of the Town Centre Conservation Area. The Conservation Area Appraisal for this area outlines that this area is characterised by streets running parallel or at right angles to contours, properties that are set back from the road with small front gardens, defined by walls or hedges and use of red brick and Welsh slate roofs.

Assessment

The application proposes the erection of a part two / part single storey rear extension.

In relation to rear extensions the Residential Extensions and Alterations SPD (2018) states that the optimum length of the extension should reflect the scale, proportion, and mass of the existing property. Side walls should be solid finish and have no windows unless it can be demonstrated that there will be no negative impact on the privacy of neighbours. Rear extensions should appear subservient to the host dwelling and not extend past the existing side walls of a property. The roof should complement and relate sympathetically to the existing house.

The application dwelling as existing fills the entirety of the width of its plot. The proposed extension would sit to the rear of the dwelling and as a result, would not be visible from the front. The Town Centre Conservation Area boundary runs along the rear garden boundary of the site, and therefore, the dwellings located behind number 13 are not within the conservation area. Given this rear siting, the conservation area boundary and the undulating topography of the area, long range views of the proposed rear extension from within the conservation area would be extremely limited.

The proposed rear extension would extend the width of the property, up to the shared boundaries with numbers 11 and 15. The proposed two storey element would extend beyond the existing two storey rear building line by 1.6m. In order to facilitate the proposed two storey extension, it is proposed to extend the existing hipped roof. It is also proposed to add in a small gabled roof extension that would mimic the style and design of the gable at the front of the property. It is proposed to alter the first floor windows; one would be replaced to provide a slightly larger window, which is considered to respect the style of windows in the locality and is acceptable. The second window is proposed to be replaced with larger doors. The design of the gabled roof extension above would frame these doors and would result in them appearing acceptable on this rear elevation. A glazed balustrade is proposed to form a Juliet balcony.

The neighbouring dwellings both have two storey building lines that extend at the rear beyond the application property. Even with the proposed two storey extension, the two storey rear building line of number 13 would not sit as deep as those of its neighbours. As such, this additional bulk to the rear would not appear unduly prominent when compared to neighbouring properties. Whilst the proposed extension to the roof is not wholly subordinate, it has been designed to reflect the design and scale of the rear elevation.

This two storey rear addition is modest and is not considered to detract from the appearance of the rear elevation. It has been designed to reflect the design, scale and proportions of the host dwelling and it is considered that it would assimilate well with the dwelling, respecting its character.

The single storey element would extend a further 2.4m beyond the rear building line of the two storey extension (a total increased development depth of 4m from the existing rear building line). The ground floor extension is proposed to have a flat roof. The proposed single storey element is again considered to be a modest addition; the existing rear elevation of the property is unremarkable, and the proposed flat roof extension would have an acceptable impact on the design and character of the rear elevation. The bifold doors proposed are a modern addition but are commonly seen in locations such as this. There will be limited external views of the single storey extension or the bifold doors. The proposed single storey rear extension is therefore considered to preserve the character of the dwelling.

The application form outlines that the proposed materials are to match the existing. This is considered to be appropriate and will assist in assimilating the proposed extensions with the existing dwelling. This can be secured via condition.

In relation to rooflights the Residential Extensions and Alterations SPD (2018) states they should be carefully positioned to blend into the roof of the existing property and, on front roofscapes should be 'conservation type' windows to fit flush with the roof slope, and not be dominant in terms of their number.

One small side rooflight is proposed on the northern elevation. This would be modest in size and is considered to be appropriate. A flat rooflight is also proposed on the single storey extension which is considered acceptable.

Whilst concern has been raised regarding the resultant garden size, it is considered that the remaining garden would be sufficient to serve the needs of the occupiers and also is not significantly smaller than surrounding gardens so as to significantly impact the character of plots in the area.

Overall, the proposed development is considered to reflect the character of the host dwelling. The location of the proposed extensions at the rear of the property would ensure only limited views from the wider conservation area, and as such, it is considered the proposed works would preserve the character and appearance of the Conservation Area. The proposed works are considered to be appropriate additions to the property. The proposed extension therefore accords with Policies D1 and D3 of the Guildford Borough Local Plan: Strategy and Sites, Policies H4, D4, D18 and D20 of the LPDMP and; the Council's Residential Extensions and Alterations Supplementary Planning Document 2018.

The Impact on Neighbouring Amenity

The neighbouring properties most affected by the proposals would be 11 and 15 Oxford Road. In response to a number of objections received, the applicants have provided a daylight and sunlight assessment to assess the impact of the proposals on light at the neighbouring properties.

11 Oxford Road

Number 11 lies to the north of the property, sitting downhill. The proposed development will abut the shared boundary between the two properties.

Concerns have been raised by third parties with regards to the impact of the proposed development on the outlook of number 11 and the proposed works appearing overbearing when viewed from this property. However, it is considered that the works, whilst resulting in a slightly altered outlook from windows and the garden on number 11 would not appear unduly overbearing. A sufficient gap exists between the north elevation of the proposed extensions and the south elevation of number 11 to ensure that the proposed extension would not appear overly dominant in views from number 11.

With regards to the impact of the proposed development upon privacy, whilst concerns are acknowledged, the application property already benefits from two rear windows serving a bedroom and a bathroom. The proposal will see alterations to these windows and them being moved 1.6m further into the rear garden, however, views from the windows will remain as per existing. The bathroom window can be conditioned to be obscure glazed to further mitigate any potential or perceived overlooking. Given the location of the proposed roof light, this is unlikely to result in significant overlooking. No significant impacts on privacy are anticipated as a result of the proposed development.

With regards to impact on daylight and sunlight, the submitted assessment outlines that all windows at number 11 pass the Vertical Sky Component test with the exception of windows 8 (ground floor double doors), 9 and 10 (ground floor side facing windows). The report outlines that window 8 is already hampered by a projecting wing and as such, whilst the proposed development would represent a modest obstruction to this window, the existing projecting wing is the main factor resulting in loss of light. Windows 9, 10 and 11 all appear to serve the kitchen, it is acknowledged that light will be affected at these windows, however, given that light at window 11 will not be impacted, ample light will be received into this room, especially for its use as a kitchen. These windows combined pass the Vertical Sky Component test. It is also shown that all windows pass the daylight distribution test.

With regards to sunlight to windows, the report outlines that all windows that face within 90 degrees of due south have been tested for direct sunlight. Both windows 9 and 10 do not meet the sunlight recommendations. However, window 10 (which is the main window to the room) meets the recommendations over the whole year and falls short only during the winter months. Further, both windows serve the kitchen of the property. The BRE guide confirms that the main requirement for direct sunlight within dwellings is to living rooms and conservatories. The living room windows are in the front elevation of the property and will not be affected by the development.

With regards to overshadowing of garden areas, the report outlines that a small area of number 11's garden will meet BRE standards. However, given the size of the remaining garden at number 11, it is considered that there will be ample available well-lit garden space at number 11.

As such, it is considered that the proposed development will not result in significant adverse effects on amenity at number 11.

15 Oxford Road

Number 15 lies to the south of the property, sitting uphill. The proposed development will abut the shared boundary between the two properties.

Concern has been raised with regards to the impact of the proposed development on the outlook of number 15 and the proposed works appearing overbearing when viewed from this property. However, it is considered that the works, whilst resulting in a slightly altered outlook from windows and the garden on number 15 will not appear unduly overbearing. A sufficient gap exists between the south elevation of the proposed extensions and the north elevation of number 15 to ensure that the proposed extension does not appear overly dominant in views from number 15.

With regards to the proposed developments impact upon privacy, whilst concerns are acknowledged, number 13 already benefits from two rear windows serving a bedroom and a bathroom. The proposal will see alterations to these windows and them being moved 1.6m further towards the rear of the property. However, views from the windows will remain as per existing. The bathroom window can be conditioned to be obscured to further mitigate any potential or perceived overlooking. Whilst the Juliet balcony will provide a bigger view out of its window, the balustrade can be conditioned to be obscured to minimise any perceived impact this will have on privacy. No significant impacts on privacy are anticipated as a result of the proposed development.

With regards to impact on daylight and sunlight, the submitted assessment outlines that all windows at number 15 pass the Vertical Sky Component test, which means ample daylight is received at all windows at number 15. It is also shown that all windows pass the daylight distribution, sunlight at windows and garden overshadowing tests. As such, access to light at number 15 is considered acceptable.

As such, it is considered that the proposed development will not result in significant adverse effects on amenity at number 15.

With respect to the flat roof, a condition will be added to any planning permission ensuring it cannot be used as a balcony.

There are therefore, no significant impacts predicted with regards to neighbouring amenity as a result of the proposals and the proposals are in accordance with policy G1(3) of the Saved Local Plan and Policy D5 of the Emerging LPDMP.

Impact on Ecology

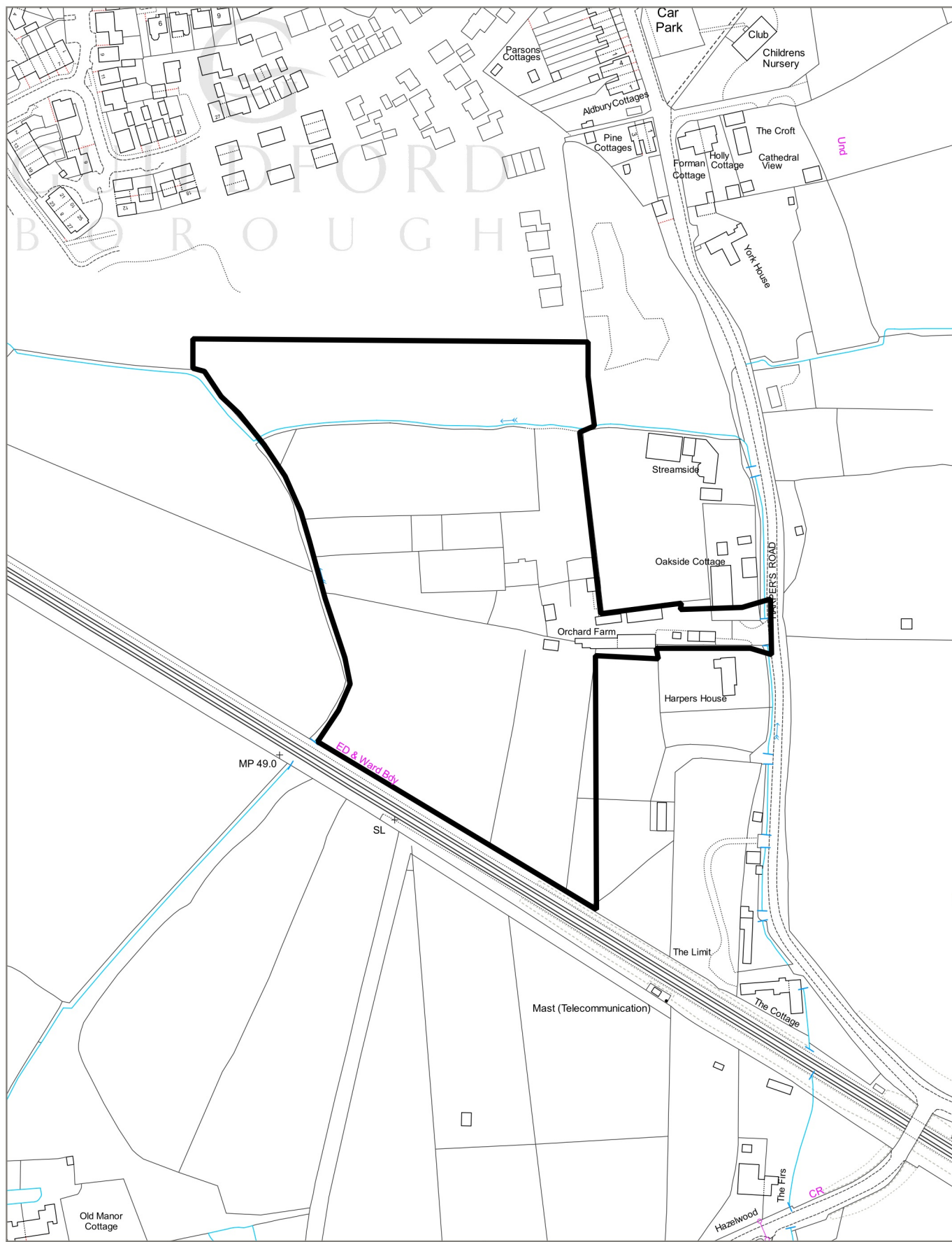
The application has been supported by a preliminary bat roost assessment, it outlines that bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed extension. The report outlines measures to secure biodiversity improvements on site, these will be conditioned in the event of an approval.

A number of comments have raised concern with regards to the impact of the proposed development on ecology. The development site is an existing dwelling and garden within the Guildford Urban Area / Town Centre. The site has limited value in terms of ecological features or potential for protected species. Having reviewed the site and considered standing advice from Natural England it is not considered that it is necessary for any further detailed survey information with regards to protected species be provided. The scheme would intensify residential development and there are no evident impacts in respect of biodiversity.

Highways / Parking Considerations

The application site is located within the Guildford Urban Area. The existing dwelling does not benefit from any off road parking. The existing dwelling currently has 3/4 bedrooms, as a result of the proposed development the dwelling will have 4 bedrooms. There is therefore no increase in the number of bedrooms proposed, and as such the parking needs of the development will remain as existing. Therefore, the proposal is in accordance with the Council's Vehicle Parking Standards (SPD, 2006), the Draft Parking SPD (2022) and is deemed to be acceptable in this regard.

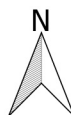
22/P/01083 - Orchard Farm, Harpers Road, Ash, Guildford



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Print Date: 12/04/2023



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22/P/02121 – Orchard farm, Harpers Road, Ash, Guildford



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App No: 22/P/01083 **8 Wk Deadline:** 19/09/2022
Appn Type: Full Application
Case Officer: Peter Dijkhuis
Parish: Ash **Ward:** Ash Wharf
Agent : Mr. James McConnell **Applicant:** Mr. Michael Birch
McConnell Planning
20 Niagara Avenue
Ealing
London
W5 4UD
Bellway Homes (South London) Ltd
Regent House
1-3 Queensway
Redhill
RH1 1QT

Location: Orchard Farm, Harpers Road, Ash, Guildford, GU12 6DE
Proposal: Erection of 51 dwellings with associated open space, landscaping and parking.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 20 letters of objection have been received, contrary to the Planning Officer's recommendation.

Key information

Members should note that this application is the subject of a non-determination appeal and as such, the decision on this proposal will be taken by the Secretary of State through the Planning Inspectorate. The appeal (reference APP/Y3615/W/22/3312863) will be heard by way of a Hearing that scheduled to take place on 20 and 21 June 2023.

Correspondence received from the Planning Inspectorate notes that Council's Statement of Common Ground, Statement of Case, and list of Conditions are required by the 19 April. However, taking into account the fact that the application needs to be considered by the Planning Committee, the Planning Inspectorate has agreed an extension to the submission timescales until 26 April. Once the views of the Planning Committee are known, Officers will then be able to prepare the Council's Statement of Case.

Had the Council retained the right to determine this application, the recommendation would have been to approve the proposal subject to conditions and the completion of a s106 agreement. The reasons for this recommendation are set out below.

For information, it is noted that there is an identical duplicate application (reference 22/P/02121) for this site. The Council does still retain the control to determine that application itself and it will be considered in due course.

In terms of 22/P/01083 before you, this is a Full Planning Application for the provision of 51 dwellings with associated public and private open space, habitat and riparian SUD landscape creation and enhancement, and financial contributions to physical, social and community infrastructure, at Orchard Farm, Harpers Road, Ash.

The site benefits from being part of the wider Policy A31 'Land at the south and east of Ash and Tongham' allocation in the adopted GBC Local Plan for c.1,750 dwellings and related infrastructure. While the site currently benefits from a semi-rural/ countryside setting it is acknowledged that current development and applications for the surrounding sites that make up this strategic allocation will fundamentally change the character of the landscape setting. This approach is accepted in policy. We note that surrounding sites have made planning submissions and that Wildflower Meadows to the immediate north of this site is currently under construction as part of this allocation.

It is noted that there are no statutory authority objections to this application.

Summary of considerations and constraints

The site is an allocated site within the Guildford Local Plan as identified in Policy A31 'Land at the south and east of Ash and Tongham' and forms part of Policy S2 'Planning for the borough - our spatial development strategy' to inform and enable the Guildford Local Plan as adopted. The collective Strategic Site is now designated as being part of the urban area of Ash and Tongham. Whilst there would be an inevitable change in the character and appearance of the area, the principle of development has already been found to be acceptable.

The application as evidenced accords with the Guildford Local Plan and supporting policy. The application does not conflict with any policies that protect surrounding heritage assets (Ash Manor Grade II* and setting) and/or environmentally sensitive areas (Thames Basin Heaths SPA et al) and proposes SANG mitigation in line with policy.

The provision of 51 dwellings (40% affordable) would continue to address the supply of local housing, which should be afforded moderate planning weight. The associated benefits including short-term employment to the construction industry; supporting Guildford and Ash's growth as a local employment, commercial and retail centre; and, further economic benefits from the spend of future occupants, which should be afforded moderate weight in favour of the application. Paragraph 81 of the NPPF suggests significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities generated by development.

The proposed dwellings are considered to provide a good level of internal and external amenity for future residents, fully compliant with the Nationally Described Space Standards (NDSS). The applicant has submitted an Energy Statement and Sustainability Statement to address policy, and the new Building Regulations.

As regards pedestrian and cyclist safety, the application has evidenced mitigation, including providing a network of pedestrian and cyclist footways, connecting into Wildflower Meadows' estate roads, leading to Ash Station and Ash, which provides a safer route than using Harpers Road. No objections have been raised by the County Highway Authority with regard to matters of highway safety or capacity.

Overall, the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework and the Guildford Local Plan taken as a whole and therefore, the application is recommended for approval.

RECOMMENDATION:

(i) That a s.106 agreement be entered into to secure:

- the delivery of 21 affordable housing units;
- provision of SAMM contributions;
- secure SANG capacity to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area;
- contribution towards police infrastructure;
- contribution towards early years, primary and secondary education projects;
- contribution towards open space provision infrastructure in the area;
- contribution towards highway safety improvements and pedestrian and cyclist infrastructure improvements in the area;
- contribution towards Ash Road Bridge; and,
- provision that the applicant gives free and unfettered access to the estate roads, pathways, and cycleways.

If the terms of the s.106 or wording of the planning conditions are materially amended as part of ongoing s.106 or planning condition(s) negotiations, any changes shall be agreed in consultation with the Chairman of the Planning Committee and lead Ward Member.

(ii) That upon completion of the above, the application be determined by the Executive Head of Planning Development / Joint Strategic Director Place. The recommendation is to approve planning permission, subject to conditions.

(iii) If, after 12 months has elapsed since the resolution of the Planning Committee to grant planning permission, the s.106 agreement is not completed then the application may be refused on the basis that the necessary mitigations to offset the impact of the development cannot be secured.

Approve - subject to the following condition(s) and reason(s) :-

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 1. Presentation Planning Layout 111909-BEL-SL-01-C. Updated 28.11.2022
 2. Supporting Planning Layout 111909-BEL-SL-02-C. Updated 28.11.2022
 3. Storey Heights Layout 111909-BEL-SL-03-C. Updated 28.11.2022
 4. Tenure Layout 111909-BEL-SL-04-C. Updated 28.11.2022
 5. Unit Types Layout 111909-BEL-SL-05-C. Updated 28.11.2022
 6. Location Plan 111909-BEL-SL-06. Date 10.06.2022
 7. Indicative Access Points into Adjacent Allocation Land 111909-BEL-SL-IAP-A. Updated 07.12.2022
 8. 111909-BEL-SL-LINKS01. 02.12.2022
 9. Overarching walking and cycling plan. ITB16016/ Fig. A1;
 10. Perspective 01 11909-BEL-SL-PER01-B. Updated 07.12.2022
 11. Perspective 02 11909-BEL-SL-PER02-B. Updated 07.12.2022
 12. Street Scene – illustrative PV panels added 111909-BEL-SL-SS01. Date 27.03.2023
 13. Street Scene 02 111909-BEL-SL-SS02-B. Updated 07.12.2022
 14. Street Scene 03 111909-BEL-SL-SS03-B. Updated 07.12.2022
 15. Landscape Masterplan 017-APA-ZZ-XX-LA-L-1002 Rev P05. Date 06.12.2022
 16. Landscape Strategy Plan 3000-APA-ZZ-GF-LA-L-1001 Rev P06. Date 06.12.2022
 17. Dexter House Type 111909-DE-M-E1. Date 17.05.2022
 18. Dexter House Type 111909-DE-M-P1. Date 17.05.2022
 19. Dexter House Type 111909-DE-V-E1. Date 17.05.2022
 20. Dexter House Type 111909-DE-V-E2. Date 13.05.2022
 21. Dexter House Type 111909-DE-V-P1. Date 07.03.2022
 22. Dexter House Type 111909-DE-V-P2. Date 17.05.2022
 23. Draper House Type 111909-DR-V-E1. Date 17.05.2022
 24. Draper House Type 111909-DR-V-P1. Date 17.05.2022
 25. Fisher & Piper House Types 111909-FP-V-E1. Date 17.05.2022
 26. Fisher & Piper House Types 111909-FP-V-P1. Date 17.05.2022
 27. Fuller House Type 111909-FR-V-E1. Date 16.05.2022
 28. Fuller House Type 111909-FR-V-P1. Date 16.05.2022
 29. Mason House Type 111909-MA-M-E1. Date 13.05.2022
 30. Mason House Type 111909-MA-M-P1. Date 17.05.2022
 31. Mason House Type 111909-MA-V-E1. Date 17.05.2022
 32. Mason House Type 111909-MA-V-P1. Date 17.05.2022
 33. Millwright House Type 111909-MW-M-E1. Date 13.05.2022
 34. Millwright House Type 111909-MW-M-P1. Date 17.05.2022
 35. Millwright House Type 111909-MW-V-E1. Date 13.05.2022
 36. Millwright House Type 111909-MW-V-P1. Date 17.05.2022
 37. Philosopher House Type 111909-PH-M-E1. Date 13.05.2022
 38. Philosopher House Type 111909-PH-M-P1. Date 17.05.2022
 39. Philosopher House Type 111909-PH-V-E1. Date 17.05.2022
 40. Philosopher House Type 111909-PH-V-P1. Date 17.05.2022
 41. Terrace 01 111909-T01-V-E1. Date 13.05.2022
 42. Terrace 01 111909-T01-V-E2. Date 13.05.2022

43. Terrace 01 111909-T01-V-P1. Date 13.05.2022
44. Terrace 02 111909-T02-V-E1. Date 17.05.2022
45. Terrace 02 111909-T02-V-E2. Date 17.05.2022
46. Terrace 02 111909-T02-V-P1. Date 17.05.2022
47. Terrace 03 111909-T03-V-E1. Date 17.05.2022
48. Terrace 03 111909-T03-V-E2-A. Date 24.10.2022
49. Terrace 03 111909-T03-V-P1-A. Date 24.10.2022
50. Terrace 04 111909-T04-V-E1. Date 17.05.2022
51. Terrace 04 111909-T04-V-E2. Date 17.05.2022
52. Terrace 04 111909-T04-V-P1. Date 17.05.2022
53. Terrace 05 111909-T05-V-E1. Date 17.05.2022
54. Terrace 05 111909-T05-V-E2. Date 17.05.2022
55. Terrace 05 111909-T05-V-P1. Date 16.05.2022
56. Terrace 06 111909-T06-V-E1. Date 17.05.2022
57. Terrace 06 111909-T06-V-E2. Date 17.05.2022
58. Terrace 06 111909-T06-V-P1. Date 17.05.2022
59. Terrace 07 111909-T07-V-E1. Date 17.05.2022
60. Terrace 07 111909-T07-V-E2. Date 17.05.2022
61. Terrace 07 111909-T07-V-P1. Date 17.05.2022
62. Terrace 08 111909-T08-V-E1. Date 17.05.2022
63. Terrace 08 111909-T08-V-E2. Date 17.05.2022
64. Terrace 08 111909-T08-V-P1. Date 17.05.2022
65. Terrace 09 111909-T09-V-E1. Date 17.05.2022
66. Terrace 09 111909-T09-V-E2. Date 17.05.2022
67. Terrace 09 111909-T09-V-P1. Date 17.05.2022
68. Weaver House Type 111909-WE-M-E1. Date 17.05.2022
69. Weaver House Type 111909-WE-M-P1. Date 17.05.2022
70. Watchmaker house type 111909-WA-V-E1. Date 02.12.2022
71. Watchmaker house type 111909-WA-V-P1. Date 01.12.2022
72. Garage Type 01 111909-GAR01. Date 27.05.2022
73. Garage Type 02 111909-GAR02. Date 27.05.2022
74. Garage Type 03 111909-GAR03. Date 27.05.2022
75. Garage Type 04 111909-GAR04. Date 27.05.2022
76. Cycle Shed 111909-SH01 27.05.2022
77. Cycle Shed 111909-SH02 27.05.2022
78. Cycle Shed 111909-SH03 27.05.2022
79. Sub Station 111909-SUB01 10.03.2022
80. Tree Constraints Plan 1828-KC-XX-YTREE-TCP01Rev0 Feb 2022
81. Tree Protection Plan 1828-KC-XX-YTREE-TPP01RevB. 14.11.2022

List of all plans, drawings and documents which did not form part of the original application

82. Swept Path Analysis – Refuse Vehicle ITB16016-GA-009D.
04.11.2022
83. Swept Path Analysis – Water Tanker ITB16016-GA-012C.
04.11.2022
84. Swept Path Analysis – Refuse Vehicle ITB16016-GA-014D.
04.11.2022

85. Street Scene – illustrative PV panels added 111909-BEL-SL-SS01.
Date 27.03.2023
86. Overarching walking and cycling plan. ITB16016/ Fig. A1; nd.
Submitted 31.03.2023

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12-months) within one-year from the date of the planning consent, the approved ecological measures secured through condition(s) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to a) establish if there have been any changes in the presence and/or abundance of badgers, bats, reptiles, and protected species as identified; and, b) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the re-commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

As species are mobile and habitats can change and become more or less suitable, it is important that the surveys reflect the situation at the time on any given impact occurring to ensure adequate mitigation and compensation can be put in place and to ensure no offences are committed.

Reason: to ensure that the habitat is developed in a way that contributes to the nature conservation value of the site in accordance the NPPF and Policy D6 and P5 of the Guildford Local Plan.

4. No development shall take place until written confirmation has been obtained from the Local Planning Authority that Suitable Alternative Natural Green Space (SANG) to mitigate the impact of the development has been secured and no dwelling shall be occupied before written confirmation has been obtained from the Local Planning Authority that the works required to bring the land up to acceptable SANG standard have been completed.

Reason: Pre-commencement condition as the development is only acceptable if the impact on the Thames Basin Heaths Special Protection Area can be mitigated. This is reliant on the provision of SANG. Avoidance works associated with development need to be carried out prior to the occupation of the development so that measures can cater for increased number of residents to avoid adverse impact on the Thames Basin Heaths Special Protection Area in accordance the NPPF and Policy D5 and P6 of the Guildford Local Plan.

5. No development shall take place, including any ground works or works of demolition, until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CTMP shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
- a. The anticipated number, frequency and types of vehicles used during construction;
 - b. Parking for vehicles of site personnel, operatives, and visitors;
 - c. Loading and unloading of plant and materials;
 - d. Storage of plant and materials;
 - e. Programme of works (including measures for off-site traffic management);
 - f. Provision of boundary hoarding behind any visibility zones, including provision to protected identified landscapes;
 - g. HGV deliveries and hours of operation;
 - h. Vehicle routing;
 - i. Provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
 - j. Before and after construction condition surveys of the highway and a commitment to fund the full repair of any damage caused; and,
 - k. On-site turning for construction vehicles.

Reasons: Pre-commencement condition in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the NPPF and in accordance with the Policy ID3(6) of the Guildford Local Plan.

6. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details. The CEMP shall include, but is not limited to, the following:

Information on the persons/bodies responsible for identified activities associated with the CEMP that demonstrate they are qualified for the activity they are undertaking including an ecological Clerk of Works and lines of communication

Practical measures (both physical measures and sensitive working practices) to be used during the development in order to minimise environmental impact of the works (inter-alia, considering both potential disturbance and pollution including air quality (dust and PM10), noise, and including traffic routing to reduce vehicles emissions, compounds for storage of plant/machinery/materials, protective fencing, exclusion barriers and warning signs for the protection of existing hedgerows, trees and other landscape features to be retained, detailed method statements considering construction noise, vibration and lighting effects and plant operation, storage and spillage of oil/chemicals and soil protection measures (may be provided as a set of method statements);

- l. Noise assessment - the rating level (LA_r,Tr) of sound emitted from any machinery associated with the construction shall not exceed the plant rating level limits specified for the relevant Working Hours. All measurements and assessments shall be made in accordance with the methodology of BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' and/or its subsequent amendments;
- m. Any necessary mitigation for protected species and measures to protect retained trees, treed hedgerows and alongside the main watercourse feeding into the existing watercourse, during works;
- n. A Soil Management Plan including proposals for stripping and storing soil for later reuse on site in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soil on Construction Sites September 2009;
- o. Risk assessment of potentially damaging construction activities;
- p. Lighting used for construction must be kept to a minimum and switched off when not in use. Lighting should be positioned so as not to spill on to adjacent land or retained vegetation. Night working (see Working Hours condition) should be avoided where possible to reduce lighting of sensitive habitats and disturbance to species;
- q. The timing of the works including timings to avoid harm to environmentally sensitive area or features and the times when specialist ecologists need to be present on site to oversee works;
- r. Implementation of a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff to avoid detrimental impacts on the interest waterbodies from ground and/or surface water pollution. Chemicals and fuels must be stored in secure containers located away from watercourses or water bodies. Spill kits must be available on site;
- s. Measures to manage flood risk, both on and off the site, during the construction phase. This may be incorporated into the CEMP or form a standalone document;

- t. Use of protective fences, exclusion barriers and warning signs;
- u. Excavations must be covered or securely fenced (with no potential access points beneath fencing) when the construction site is closed to prevent entrapment of animals;
- v. A detailed method statement for the long-term management and control of Japanese Knotweed on the site including measures to prevent its spread during any operations and measures to ensure that any soils brought onto the site are free of the seeds/root/stem on any invasive plant listed under the Wildlife and Countryside Act 1981 (as amended) if evident on site;
- w. Detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management (30-years) to be provided within the CEMP, or as a separate Ecological Management Plan report, secured through planning; and,
- x. Any necessary pollution protection methods.

Reason: Pre-commencement condition to ensure that any adverse environmental impacts of development activities are mitigated in accordance with Policy ID4(4)(5)(7) of the Guildford Local Plan.

7. No development above ground level shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Where retaining walls of in excess of one meter in height are required the submitted construction details shall be certified by a 'Competent Person' and all development shall be carried out in accordance with the approved details.

Reason: Pre-commencement condition to ensure that the proposed development takes proper account of flood protection and mitigation and does not prejudice the safety and appearance of the locality in accordance with Policy P4 of the Guildford Local Plan.

8. No development shall commence until proposals for the protection of all existing trees and hedgerows to be retained on the site as approved, including the erection of robust protective fencing encompassing the root protection zone (RPZ), for the duration of construction works, have been submitted to and approved by the Local Planning Authority.

Works within the RPA should be undertaken in accordance with Tree Protection Plan (Ref. 1828-KC-XX-YTREE-TPP01.Rev.C; dated March 2022).

No development including permitted development shall be within the RPZ radius as set out in the Tree Survey Schedule plus a provision of 10% of the RPZ radius in order to protect TPO and retained trees from domestic intensification at ground root level.

Reason: Pre-commencement condition to ensure the protection of trees and hedgerows during construction in accordance with BS5837:2012 (Trees in Relation to Construction), and the creation of a high-quality public realm and landscape setting in accordance with Policy D1(1)(7) and P7(6) of the Guildford Local Plan.

9. No development above ground level shall take place until the details relating to the provision of accessible homes in terms of providing 10% of dwellings to be designed to Building Regulations M4 Category 2 (Accessible and adaptable dwellings) and 5% to M4 Category 3 (Wheelchair user dwellings) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Pre-commencement condition to ensure that the development reflects the requirement of the Building Regulations, NPPF Paragraph 130(f) Footnote 49, and in accordance with Policy H1(4) of the Guildford Local Plan.

10. This condition relates solely to below ground archaeological considerations. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded in accordance with the NPPF and Policy D18 of the Guildford Local Plan.

11. The development hereby approved shall not be first occupied unless and until the proposed highway works as submitted to and approved in writing by the Local Planning Authority are provided. The submitted details shall be in general accordance with drawing number ITB16016-GA-013 Rev C (i-Transport Technical Note; 6 October 2022). The development shall only be carried out in full accordance with the approved details.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ID3(6) of the Guildford Local Plan.

12. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until detailed drawings, including levels, sections and constructional details of the proposed estate roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The estate roads shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with the Highway Authority's standards.

Reason: In the interests of highway safety to secure satisfactory standards of access for the proposed development and for the benefit and convenience of the public at large in accordance with Policy ID1 and ID3 of the Guildford Local Plan.

13. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until details and samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and samples.

Reason: To ensure that the development reflects the character and/or appearance of the surrounding area, to preserve the visual amenities of the area, and that developments demonstrate a 'fabric first' approach in accordance with Policy D1, D4 and D14 of the Guildford Local Plan.

14. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until the hard landscaping details have been submitted to and approved in writing by the Local Planning Authority.

The details should include but not limited to the following:

1. Proposed finished levels or contours;
2. Design, layout, and appearance of external amenity spaces;
3. Measures to protect soft landscape areas from car parking;
4. Design of other vehicle and pedestrian access and circulation areas (including street widths, pavements, and cycleways where relevant and other strategic public realm);
5. Hard surfacing materials (including road surfaces, cycleways, footpaths, parking space and other areas of hardstanding, kerbs, and tactile paving, etc);
6. Details of a co-ordinated street furniture strategy (including benches, bollards, bin storage, planters, sign and signals, lighting, M&E enclosures, tree guards, play equipment, etc); and,
7. Details of the installation of bat boxes, installation of bird boxes, and dead wood for invertebrates.

The development shall only be carried out in full accordance with the approved details.

Reason: to enhance the appearance of the development in accordance with Policy D6 and D7 of the Guildford Local Plan.

15. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until there has been submitted to and approved in writing by the Local Planning Authority a plan/details indicating the positions, design, height, materials, and type of boundary treatment/means of enclosure to be erected around and within the application site. Development shall be carried out in accordance with the approved details and shall be maintained in perpetuity.

The provision of 2m high close boarded timber fences (Acoustic screen) is required for gardens close to the southern boundary of the site and exposed to noise from the rail line (Ref. Noise and Vibration Assessment report, Figure 14; December 2022).

Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting this Order with or without modification), no fences, gates or walls, or structures of any kind, shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto the estate road.

Reason: To safeguard the open plan character and enhance the appearance of the development in accordance with Policy D7 of the Guildford Local Plan.

16. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until details of secure cycle storage facilities and the provision of charging points for two e-bikes facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for user prior to the occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy ID9(2)(3a)(4) and Paragraph 6.132 of the Guildford Local Plan.

17. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until details for the storage of waste on the premises, including the design and position of storage facilities for bins and recycling have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter maintained for the duration of the development.

Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development in accordance with Policy D2 of the Guildford Local Plan.

18. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until the soft-landscaping details have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in full accordance with the approved details.

The details should include but not limited to the following:

1. Indications of all existing trees and hedgerows and their Root Protection Zone.
2. Design, layout, and appearance of green/amenity space including verges.
3. Schedules of plants, noting species, plant sizes and proposed numbers/densities as required appropriate; with reference to:
 - i. Policy P10 that encourages integrated biodiversity and developers will be expected to consider and promote opportunities for the creation and/or restoration of habitats appropriate to local context.
 - ii. We note that invasive and non-indigenous species that may affect the habitat value of the neighbouring SPA or contaminate surrounding water-courses will not be supported.
4. Written specifications (including cultivation and other operations) associated with grass and meadow plant establishment.

Reason: To ensure the provision, establishment, and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy D7 of the Guildford Local Plan.

19. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until a full specification, protection and maintenance of all proposed tree planting has been approved in writing by the Local Planning Authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be protected and the proposed time of planting in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

A schedule of maintenance of the trees until successfully established, as a minimum five-years, is to be agreed in writing with the Local Planning Authority and implemented. The schedule shall include provision for replacement planting should establishment fail, such measures having regard to BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

Reason: To ensure the provision, establishment, and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy D7 of the Guildford Local Plan.

20. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until a scheme for the provision of surface water constructed in accordance with the approved scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with Surrey County Council Flood Lead Local Risk Authority (LLFA). The design must satisfy the SUDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SUDS, NPPF and Ministerial Statement on SUDS. The required drainage details shall include:

- a. Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) and 1 in 100 (+40% 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 of 7.3 l/s.
- b. Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross-sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c. A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off-site will be protected from increased flood risk.
- d. Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e. Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure 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 NPPF and Policy P4 and P11 of the Guildford Local Plan.

21. The development hereby approved shall take place in implementing the Energy Statement (Ref. PA-ES-HRA-BWSL-22-03; December 22) as submitted to and agreed in writing by the Local Planning Authority. The approved Statement shall be implemented and maintained for the lifetime of the development including occupation. This Statement should address, as a minimum, compliance with Building Regulations Part L 2021.

Reason: To provide a sustainable development including high levels of energy performance and carbon reduction in accordance with the NPPF and in accordance with Policy D2 and D16 of the Guildford Local Plan.

22. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until detailed solar Photovoltaic (PV) calculations supported by Standard Assessment Procedure (SAP) report have been submitted to and agreed in writing by the Local Planning Authority. The calculations shall quantify the exact amount of PV required on each dwelling in order to achieve the emission rates for each dwelling set out in the Energy Statement. Solar PV panels shall be installed on the dwellings in accordance with the calculations.

Reason: To provide a sustainable development including high levels of energy performance and carbon reduction in accordance with the Building Regulations, the NPPF and in accordance with Policy D2 and D16 of the Guildford Local Plan.

23. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access), a Lighting Design Strategy shall be submitted to and agreed in writing by the Local Planning Authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The Strategy shall include the following:

1. Identify those areas/features on site that are particularly sensitive for bats, barn owls, dormice, and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
2. The type and design of lighting how and the exact location it will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent any species mentioned above or the occupiers of neighbouring residential occupiers; and,
3. Specifies the measures undertaken to control light pollution.

All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy and these shall be maintained thereafter in accordance with the Strategy. Under no circumstances shall any other external lighting be installed without the express planning permission of the Local Planning Authority.

Reason: To protect the amenity of the locality and to ensure the protection and enhancement of wildlife in terms of light pollution in accordance with Policy D5 and D12 of the Guildford Local Plan.

24. No development shall take place above ground until a scheme for the installation of a High Speed wholly fibre broadband installed to each dwelling has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the infrastructure shall be laid out in accordance with the approved details and be made available for use on the first occupation of each dwelling. The approved infrastructure shall be implemented and maintained for the lifetime of the development

Reason: To ensure that the new development is provided with high quality broadband services and digital connectivity in accordance with NPPF Paragraph 114 and Guildford Local Plan (2019) Paragraph 4.5.16.

25. Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 08:00 and 18:00 Mondays to Fridays and between 08:00 am and 13:30 pm Saturdays and at no time on Sundays or Bank or National Holidays. Deliveries shall take place between 08:00 to 18:00 Monday to Friday only and not at all on Saturdays, Sundays, Public or Bank Holidays.

Reason: To protect the neighbours from noise and disturbance outside the permitted hours during the construction period in accordance with NPPF Paragraph 174 and Paragraph 185 and Policy D11 of the Guildford Local Plan.

26. The development hereby approved shall not be occupied unless and until the highway access works hereby as submitted and approved in writing by the Local Planning Authority have been constructed and provided:
4. Vehicular access to Harper's Road has been constructed and provided with footways, tactile paving, and visibility zones in accordance with the approved plans Drawing No. ITB16016-GA-016 (i-Transport Technical Note; 6 October 2022) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high;
 5. Proposed pedestrian/cycle connection routes and potential future access areas have been provided in general accordance with Presentation Planning Layout (Ref. Drawing No. 111909-BEL-SL-01 Rev C); and,

6. The internal visibility splays and internal pedestrian crossing points with dropped kerbs and tactile paving have been provided in accordance with a scheme and timetable of completion 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: A first-occupation condition to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ID3(6) of the Guildford Local Plan.

27. The development hereby approved shall not be occupied unless and until vehicle parking areas in accordance with the approved plan (Presentation Planning Layout; Drawing No. 111909-BEL-SL-01 Rev C) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear in accordance with the Highway Authority's standards hereby as submitted and approved in writing by the Local Planning Authority have been constructed and provided and the vehicle parking spaces shall thereafter be retained for the sole benefit of the occupants of the dwelling for that use.

Reason: A first-occupation condition to provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policy ID10 of the Guildford Local Plan.

28. The development hereby approved shall not be occupied unless and until each of the proposed dwellings and 50% (SCC) of all visitor spaces 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), the remaining visitor parking bays should be provided with cabling for the future provision of charging points. To be 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 that the development meets the objectives of sustainable development and carbon neutral objectives and to encourage the use of electric cars in order to reduce carbon emissions in accordance with Policy ID10 of the Guildford Local Plan.

29. The development hereby approved shall not be occupied unless and until the approved Transport Statement (14 December 2022) relating to the Travel Plan Statement (Section 7.2 to 7.10) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Statement shall be implemented and thereafter maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To ensure the continued use of the public right of way and network of routes to promote walking and physical activity in accordance with NPPF Paragraph 98 and Paragraph 104 respectively, Manual for Streets (2007), and in accordance with Policy ID3(9) of the Guildford Local Plan.

30. The development hereby approved shall not be occupied unless and until a certificate demonstrating that Secured by Design (physical security) has been successfully achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: A first-occupation condition to ensure that the development is acceptable in terms of crime and safety in accordance with NPPF and Policy D7(2d) and ID6(10b) of the Guildford Local Plan.

31. Drainage (as constructed), prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and agreed in writing by the Local Planning Authority in consultation with the LLFA. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company, and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: A first-occupation condition to ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SUDS (DEFRA; March 2015).

32. All planting, seeding, or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five-years after planting, are removed, die, or become seriously damaged or diseased in the opinion of the Local Planning Authority, shall be replaced in the next available planting or sooner with others of similar size, species, and number, unless otherwise agreed in writing by the Local Planning Authority.

Reason: On-going condition to ensure the provision, establishment, and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy D7(1) of the Guildford Local Plan.

33. If within a period of one-year from the date of first seeding of landscape areas in the opinion of the Local Planning Authority seeded areas have not attained 80% cover, then the planting will be re-seeded on an annual basis to attain 100% cover, unless the Local Planning Authority gives written consent to any variation.

Reason: On-going condition to ensure the provision, establishment, and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy D7(1) of the Guildford Local Plan.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - a. Offering a pre application advice service;
 - b. Where pre-application advice has been sought and that advice has been followed, we will advise applicants/agents of any further issues arising during the course of the application; and,
 - c. Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process.

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed initial issues, the application has been submitted in accordance with that advice, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues and the proposal is now deemed to be acceptable.

3. Lead Local Flood Authority Informatives:

If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on their website.

4. Surrey County Council Highway Authority Informatives:

(a)The permission hereby granted shall not be construed as authority to carry out any works on the public highway. The Applicant is advised that prior approval and agreement 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 or to install dropped kerbs. The Applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

(b)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 Applicant will pay to the Council as part of its license application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.

(c)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 public 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 three-months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

(d)The Applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the public 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).

(e)The Applicant is expected to ensure the safe operation of all construction traffic in order 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. 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.

(f)The Applicant is advised that as part of the detailed design of the highway works required by the above conditions, the 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 – this will be at the Applicant's own cost.

(g)It is the responsibility of the Applicant 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. If an active connection costs on average more than £3,600 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.

(h)The Applicant is advised that Public Footpath Number 356 runs to the north of the application site where highway improvement works are proposed, 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.

(i)The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the Applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

(j)The Highway Authority would wish to see the roads within the site that are not to be offered for adoption be laid out and constructed to standards at, or at least close to, adopted standards.

5. Thames Water Informative:

The Applicant should enter into a formal agreement with Thames Water Company to provide the necessary sewerage/ foul and surface water infrastructure required to service this development. The extent of the network proposed for adoption will be addressed at detailed design stage and agreed with Thames Water. Any remaining shared infrastructure will be maintained by an appointed management company which will including SUDs features and landscaping. The Applicant is advised that prior approval and agreement must be obtained from Thames Water before any works are carried out.

6. Network Rail Informative:

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests that the Applicant engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow the ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

7. Natural England Informative:

(a) Should continue to be consulted on all proposals where provision of site specific SANGS (Suitable Alternative Natural Green Space) or other bespoke mitigation for recreational impacts that falls outside of the strategic solution is included as part of the application. Natural England strongly recommend that Applicant proposing site specific infrastructure including SANGs seek pre-application advice from Natural England through its Discretionary Advice Service.

(b) The Applicant is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning permission for a development does not provide a defense against prosecution under European and UK wildlife protection legislation. Separate licenses and consents may be required to undertake work on the site where protected species are found, and these should be sought before development commences.

(c) This planning permission does not authorise any interference with animals, birds, marine life, plants, fauna, and habitats in contravention of the requirements of the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 (CROW) and other legislation.

Officer's Report

(1) INTRODUCTION

1.1 This is a Full Planning Application for the provision of 51 dwellings with associated public and private open space, habitat and riparian SUD landscape creation and enhancement, and financial contributions to physical, social and community infrastructure, at Orchard Farm, Harpers Road, Ash.

1.2 The site benefits from being part of the wider Policy A31 'Land at the south and east of Ash and Tongham' allocation in the adopted GBC Local Plan for c.1,750 dwellings and related infrastructure. While the site currently benefits from a semi-rural/ countryside setting it is acknowledged that current development and applications for the surrounding sites that make up this strategic allocation will fundamentally change the character of the landscape setting. This approach is accepted in policy. We note that surrounding sites have made planning submissions and that Wildflower Meadows to the immediate north of this site is currently under construction as part of this allocation.

1.3 There have been no statutory authority objections to this application.

1.4 It is noted that the Applicant has submitted a dual application for the site which is identical to this proposal.

(2) SITE DESCRIPTION

2.1 The application site is approximately 3.34 hectares in area, located and abutting to the north-east of the Reading to Gatwick railway line, west of Harpers Road, and south of the currently under-construction Wildflower Meadows (16/P/01679). The consented Ash Road Bridge will be immediately north-west of the site. The site is known locally as Orchard Farm.

2.2 The sites sole point of access is off Harpers Road which it shares with Oakside Cottage and Harpers House. Harpers Road is relatively narrow (4.1 to 4.5m wide), framed by trees, residential fencing/ hedging, and a ditch; it has a 30mph speed restriction. The road has no pavement but is used by pedestrians, cyclists, and horse riders as an informal shared route.

2.3 The site is predominantly used as paddocks with a rectangular area of land adjacent to the northern boundary forming open grassland of marginal habitat value. This area of open grassland is separated from the remainder of the site by a row of mature trees and landscaping. There are a number of small agricultural buildings on the site that are associated with the equestrian use which will be demolished as part of this application. These buildings lie within the main body of the site beyond the area of open grassland and along the access track off Harpers Road leading into the site.

2.4 The immediately surrounding area is currently predominantly semi-rural in character. However, the site benefits from being part of the wider Policy A31 'Land at the south and east of Ash and Tongham' allocation in the adopted GBC Local Plan for c.1,750 dwellings and related infrastructure. While the site currently benefits from a semi-rural/ countryside setting it is acknowledged that current development and applications for the surrounding sites that make up this strategic allocation will fundamentally change the character of the landscape setting forming an urban extension to Ash. This approach is accepted in policy.

2.5 Furthermore, the nature of the to-be-constructed elevated Ash Road Bridge over the railway line and the associated embankment, and the physical severance of the site by the railway line bounding the site to the south, creates a fairly self-contained site framed by existing landscape.

2.6 The site lies on the north-east boundary of Ash which hosts a range of commercial, social, and community services accessible to the development. Ash Station is c.575m away from the site, accessible on foot through Wildflower Meadows and the Public Right of Way. There are numerous bus stops along Guildford Road to give broader public transport accessibility.

2.7 The site lies within the 400m to 5km buffer of the Thames Basin Heaths Special Protection Area. As part of the Local Plan preparation, the strategic allocation (Policy A31) was subject to a Habitat Regulations Assessment.

2.8 The Environment Agency has identified the site as Flood Zone 1 (low probability of flooding).

2.9 The landscape character assessment identifies the site as a) National Character Type 114: Thames Basin Lowlands; and, b) Guildford Landscape Character Assessment: E1 Wanborough Wooded Rolling Claylands. In terms of NPPF Paragraph 174(a) the site is not considered a valued landscape.

2.10 The site is located within the setting of various heritage assets, namely, Ash Manor (Grade II*), Old Manor Cottage (Grade II*), Church of St Peter (Grade II*), Ash Manor Oast (Grade II), The Oast House (Grade II), and Oak Barn (Grade II) which are within either 250m or 500m catchment of the site. In this case the application would affect the (distant) setting significance of Ash Manor (Grade II* listed building), and its associated Oast House and stable, as well as Oak Barn (all Grade II).

(3) PROPOSAL

3.1 This application seeks: Full Planning Application for the erection of 51 dwellings with associated open space, landscaping, and parking. Land at Orchard Farm, Harper's Road, Ash GU12 6DB.

3.2 The masterplan provides a significant landscape and habitat corridor (circa 1.48ha) that wraps/frames the development to the western and northern boundaries accommodating flood capacity/ SUDs and creating a series of varying landscape spaces for residents and the surrounding local community. The landscape strategy provides a network of pedestrian and cycleways that integrates with the adjacent areas to enable permeability across the Strategic Site. The landscape strategy creates screening of the development from long-distant views from the Ash Manor complex (Listed), retaining the heritage setting in part.

3.3 The residential development is designed as a tight cluster of housing to the eastern and south-east corner of the site. The houses are set to create street enclosure and frame long-views from the access street towards St Peter's Church, Ash; and, the internal streets towards the landscape frame and stream corridor along the northern boundary.

3.4 The development will deliver 40% affordable housing, provided in compliance with policy requirements and addressing local need; in principle, the tenure and dwelling type mix is supported by GBC Housing Officer subject to conclusion of a S106. The affordable housing (Affordable Rent, Affordable Shared Ownership, and First Homes) is pepper-potted across the development.

3.5 Table 1: APPLICATION DETAILS

Dwelling description		
Dwellings	Number	Percentage
Market	30	c.60%
Affordable	21	c.40%
Total	51	

Tenure Details / Property Size						
Tenure	1 bed	2-bed	3-bed	4-bed	5-bed	Total
Market	0	6	14	9	1	30
Affordable	5	9	6	1	0	21

Total	5	15	20	10	1	51
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3.6 The delivery of market vs affordable housing addresses Policy H2 (Affordable Housing) and Policy H7 (First Homes).

3.7 10% of dwellings proposed have been designed to Building Regulations M4 Category 2 (Accessible and adaptable dwellings), and 5% to M4 Category 3 (Wheelchair user dwellings).

3.8 The proposal includes a range of one to five-bedroom house types, all two-storey, detached with dedicated parking and rear gardens; and, two apartment buildings in a similar architectural style, two-storeys, facing towards the surrounding parklands.

3.9 The application provides: 92 residential parking spaces; 10 visitors parking; 22 garages; SMART EV charging points to each dwelling; and, cycle storage (sheds) at a rate of one/bedroom.

3.10 The application proposes improvements to public highways (Harpers Road and at Guildford Road junction); and, makes financial contributions to the Ash Road Bridge infrastructure, SANG land off-set, SAMM tariff, off-site open space provision, NHS, education, and Sussex Police in line with policy requirements. These are set out in greater detail further in this report.

(4) RELEVANT PLANNING HISTORY

22/P/02121 - Full Planning Application for the erection of 51 dwellings with associated open space, landscaping, and parking. Currently under consideration.

Applications in the surrounding area which may be of some relevance to the determination.

Reference and address:	Description:	Decision:
23/P/00067 Land at May and Juniper Cottages	Reserved matters application pursuant to outline permission 18/P/02308	Registered
22/P/00977 Streamside, Harpers Road	Outline application for the demolition of existing house and outbuildings and erection of 22 new dwellings with associated parking and creation of new vehicular access.	Registered
21/P/01211 Land at May and Juniper Cottages	Reserved matters application pursuant to outline permission 18/P/02308	Awaiting decision
20/P/01461 Land at Ash Manor	Erection of 69 dwellings with associated vehicular and pedestrian access from Ash Green Road, parking, and secure cycle storage, on site open space, landscape, and ecology management and, servicing.	Non-determination Appeal submitted Appeal dismissed (2021)

19/P/01460 Ash Road Bridge		Approved
18/P/02308 Land at May and Juniper Cottages	Outline application for development of 100 dwellings (including 40 affordable homes) with access to be determined, with associated garages, parking, open space, landscaping and play areas (layout, scale, appearance, and landscape to form the reserved matters).	Approved
16/P/01679 Land south of, Guildford Road	Outline planning permission for 154 units, including 54 affordable units with associated internal access, streets, car parking and landscaping. Matters to be considered: Appearance, landscaping, layout, scale, and the details of accesses within the site.	Approved (Wildflower Meadows)

(5) PLANNING POLICIES

National Planning Policy Framework (NPPF) 2021: the following policies are relevant to the application:

Chapter 2. Achieving sustainable development
Chapter 4. Decision-making
Chapter 5. Delivering a sufficient supply of homes
Chapter 8. Promoting healthy and safe communities
Chapter 9. Promoting sustainable transport
Chapter 11. Making effective use of land
Chapter 12. Achieving well designed places
Chapter 14. Meeting the challenge of climate change, flooding, and coastal change
Chapter 15. Conserving and enhancing the natural environment
Chapter 16. Conserving and enhancing the historic environment

National Planning Practice Guidance

National Design Guide (2021)

The South East Plan (2009): (revoked 2013); Retained Policy NRM6 Thames Basin Heath Special Protection Area (SPA).

Guildford Borough Local Plan: Development Management Policies (LPDMP) (2023):

Policy H6 Review mechanism (Housing)
Policy H7 First Homes
Policy P6 Protecting important habitats and species
Policy P7 Biodiversity in new developments
Policy P9 Air quality and air quality management areas
Policy P10 Water quality, waterbodies, and riparian corridors
Policy P11 Sustainable surface water management
Policy D4 Achieving high quality design and respecting local distinctiveness
Policy D5 Protection of amenity and provision of amenity space
Policy P6 External servicing features and stores

Policy D7 Public realm
Policy D11 Noise impacts
Policy D12 Light impacts and Dark Skies
Policy D14 Sustainable and low impact development
Policy D15 Climate change adaption
Policy D16 Carbon emissions from buildings
Policy D18 Designated heritage assets
Policy ID6 Open Space in new developments
Policy ID9 Achieving a comprehensive Guildford Borough cycle network
Policy ID10 Parking standards for new development

Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS) (2019):

Policy S1 Presumption in favour of sustainable development
Policy S2 Planning for the borough - our spatial strategy
Policy H1 Homes for all
Policy H2 Affordable homes
Policy P4 Flooding, flood risk and groundwater protection zones
Policy P5 Thames Basin Heaths Special Protection Area (SPA)
Policy D1 Place shaping
Policy D2 Climate change, sustainable design, construction, and energy
Policy D3 Historic Environment
Policy ID3 Sustainable transport for new developments
Policy ID4 Green and blue infrastructure
Policy A31 Land to the south and east of Ash and Tongham

Supplementary Planning Documents/ Guidance:

Parking Standards for New Developments (2023)
Climate Change, Sustainable Design, Construction and Energy Supplementary Planning (2020)
Surrey County Council Vehicular and Cycle Parking Guidance (2018)
Public Art Strategy (2018)
Planning Contributions SPD (2017) and (2023)
Thames Basin Heaths Special Protection Area Avoidance Strategy (2017)
Guidance on the storage and collection of household waste for new developments (2017)
Surrey County Council - Vehicle, electric vehicle, and cycle parking guidance for new developments (2012) as amended
Sustainable Design and Construction SPD (2011)
Guildford Landscape Character Assessment (2007)
Residential Design Guide SPG (2004)

The Strategic Development Framework (SDF)(2020): Chapter 7 Ash and Tongham.

Five Year Housing Land Supply (updated January 2023)

The above individually or cumulatively form a material consideration.

(6) CONSULTATION

6.1 It is noted that this should be viewed as a duplicate planning application (to 22/P/02121) by the Applicant and consequently in preparing this report we have reviewed responses from statutory consultees/ authorities, Ash Parish Council, and the local community as submitted across both planning portals and submitted evidence. We would suggest that both are reviewed as forming a material consideration in determination and are summarised below.

6.2 Members are reminded that the consultation responses are available to view in full on the Council's website.

Statutory consultees

6.3 Surrey County Council Highway Authority: No objection (subject to Conditions)

[Officer's Note: The applicant has motivated their application on the basis that Harpers Road is suitable for the increased vehicle traffic generated by this application (and the Streamside site), and that any concerns regarding pedestrian and cyclist movement would be addressed by the provision of a network of routes that connect from the site through Wildflower Meadows and the Public Right of Way (PRoW) to Ash. Officers have worked with the County Highway Authority to ensure that this network is deliverable and provided – in some case across third-party lands in the gift of the applicant's company Bellway, and by SCC. This would address the requirements of NPPF Paragraph 8 Sustainable development and accessibility].

SCC response is subject to conditions requiring the implementation of a package of highway improvement measures (provisionally, Harpers Road and junction with Guildford Road) and a contribution to the PRoW improvements to enable pedestrian and cyclist connections from the site to Ash and surrounds. The proposed development has been considered by the County Highway Authority who recommend an appropriate agreement should be secured before the grant of permission. Conditions as required by SCC are incorporated into the Case Officer's report.

Financial contribution: *'to go towards highway safety/highway improvement schemes within the vicinity of the site'*.

6.4 Surrey County Council Lead Local Flood Authority (LLFA): No objection (subject to Conditions)

[Officer's Note: It is noted that the site is in Flood Zone 1. Displaced flood and flood storage issues arising from the construction of the Ash Road Bridge impacting on the local watercourse have been addressed within this application to the satisfaction of the LLFA].

The County Council stated that *'Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SUDS is properly implemented and maintained throughout the lifetime of the development'*. Conditions as required are incorporated into the Case Officer's report. In this regard, SCC refer to the Application's documents as reference: a) Flood Risk Assessment, Ardent, December 2022, Reference: 2103621-01 Rev B; b) SCC Surface Water Drainage Summary Pro-forma 2017 as submitted by applicant; and, c) Planning Statement, December 2022, McConnell Planning.

6.5 Surrey County Council Archaeologist: No objection (subject to Condition)

[Officer's Note: the Archaeology Officer agreed that the site had low archaeological value/ importance and any underground value could be address through a watching brief during site establishment and construction phase].

The County Council stated that the Applicant's report notes '*no designated heritage assets on the site itself and that the site has an apparently low potential for archaeological remains, although there is a higher potential for the medieval period*'. Issue (Written Scheme) to be addressed by Condition.

6.6 Surrey County Council Education Infrastructure: No objection (subject to financial contribution)

The County Council's CIL Justification Statement sets out that the following S106 financial contributions are being sought - a) Early years contribution; b) Primary contribution; c) Secondary contribution.

6.7 Natural England: No objection (subject to an HRA which is already discharged)

6.8 NatureSpace (Great Crested Newts): No objection (subject to Condition)

NS: We are satisfied with the ecological information provided and agree that a Precautionary Working Methods Statement (PWMS) would be appropriate. This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval. Issue to be addressed by Condition.

6.9 Network Rail: No objection (subject to an informative)

[Officer's Note: the Applicant has addressed the issues related to noise and vibrations for the residential dwellings adjacent to the railway line in the specification of materials and the provision of a 2m acoustic fencing to those rear gardens facing the railway line].

6.10 Environment Agency: The Environment Agency were approached for comment but as this site is Flood Zone 1, they noted that they do not wish to be consulted on this application.

Guildford Borough Council internal consultees

6.11 Urban Design Officer: No objection (subject to Condition)

[Officer's Note: the Applicant has been involved with the Council through a pre-application process to address and resolve masterplan layout, landscape issues, connectivity, and materials. The UD Officer's comments have been incorporated into this report].

Issues relating to ensuring the delivery of pedestrian and cycle connections between adjoining development parcels can be addressed by S106 Agreement.

6.12 Waste and Recycling (Environmental Services): No objection (subject to Condition)

Required that dwellings should incorporate bin storage area (3-4No. 240lt wheeled bins) for +3bed units. These issues can be addressed by Condition.

6.13 Housing Officer: No objection (subject to S106 Agreement)

Non-statutory consultees

6.14 Surrey and Sussex Police: No objection (subject to S106 contribution)

6.15 Thames Water: No objection

6.16 Surrey Wildlife Trust: No objection (subject to Condition)
Subject to securing an Ecological Management Plan and a Construction Environmental Management Plan (CEMP). Issue to be addressed by Condition.

Parish Council

6.17 Ash Parish Council: The Parish Council (PC) raise an objection to the proposal. The comments are summarised below.

[Officer's Note: the PC submitted a letter of objection and/or issues of concern. Officers have reviewed these comments against the Applicant's documentation to ensure that the issues raised have been addressed and/or mitigated in the application. Of particular concern has been the issue of pedestrian and cyclist safety on Harpers Road. The Applicant are providing new connectivity across this site that will link with Wildflower Meadows and the PRow to provide an alternative, traffic-free route to Ash and public transport options along Guildford Road. This strategy is endorsed by the County Highways Authority (CHA) and funding to enable such secured. Flooding and environmental address and/or mitigation has been tabled and endorsed by statutory authorities].

PC comments:

- Grave concern that only vehicular access onto site will be from Harpers Road [Officer's Note: no objection has been raised by the CHA with regard to highway safety or capacity];
- Concern that Harpers Road has no footpaths [Officer's Note: see Officer Note above];
- Concern that Harpers Road is unlit [Officer's Note: see Officer's Note above];
- Shared space (Harpers Road) - not safe for pedestrian users [Officer's Note: see Officer Note above];
- Concern about effect of the proposed vehicular link on the two existing properties, Harpers House and Oakside Cottage.
- Proximity of access point to narrow bridge over railway line [Officer's Note: no objections in this regard have been raised by the CHA].
- Concern about effect of heavy construction and vehicular traffic using Harpers Road [Officer's Note: a construction transport management plan is to be secured by condition and will manage the movement of construction traffic into and from the site].
- Flooding risk [Officer's Note: no objections have been raised by the LLFA or Environment Agency].

- Concern about safety issues for younger children in respect of proposed provision of natural play area in vicinity of a pond [Officer's Note: the application will only have standing-water during periods of retaining stormwater flood capacity; the dwellings offer natural surveillance outwards over this area which should offer visual safety].
- Possible detrimental effect on wildlife [Officer's Note: no objections have been raised by Surrey Wildlife Trust].
- Concern over effect on local amenities – schools, medical facilities.
- No easy access to public transport [Officer's Note: see Officer Note above];

- Potential noise source from railway line [Officer's Note: this issue has been extensively addressed in the fabric of the buildings, windows, and rear garden fencing].
- Proximity to TBHSPA [Officer's Note: any potential impact on the SPA can be mitigated in line with the Council's adopted Strategy].
- Footpath PRoW 356 may be used to access Guildford Road but PRoW narrow, unlit, unmade up and in ownership of SCC. May be regarded as unsafe method of access particularly in winter months [Officer's Note: this has been addressed by the application to the satisfaction of the CHA].

6.18 **Third party comments**

[Officer's Note: Officers have reviewed the submitted comments against both applications made on the site].

Letters of objection have been received (22/P/01083: 40No. and 22/P/02121: 31No. some duplicated across both applications). The following is a summary of the issues raised:

- Piecemeal development delivery of Local Plan's housing allocation (various applications been brought forward) [Officer's Note: this has been addressed by Officers to ensure integrated and inter-connected development across the various applications is delivered].
- Traffic and pedestrian, cyclist, horse rider risk at site's proposed (shared) entrance and along Harpers Road (Harpers Road has no footpath and is unlit) [Officer's Note: see above].
- Increased traffic on Harpers Road, Wyke Lane and Ash Green Road; at the junction Harpers Road and Guildford Road; application and cumulative impact from applications on roads. [Officer's Note: no objections in this regard have been raised by the CHA].
- Proposed bridge increases through traffic in local area.
- The access road should be via the development currently being constructed by Bellway, either to the north of the Ash Road Bridge as was the plan when the A29 allocation was put in place [Officer's Note: no objections in this regard have been raised by the CHA].
- Development is out of scale and out of character with rural locality; erodes countryside [Officer's Note: application part of strategic allocation].
- Increased flood risk to road and surrounding area [Officer's Note: no objections have been raised by the LLFA or Environment Agency].
- Introduce landscape buffer zone between development and The Cottage and Harpers House to give screening and residential privacy from new development.
- Impact on immediate residential amenity (noise, dust, light, construction activity, etc.) [Officer's Note: a construction transport management plan is to be secured by condition and will manage the movement of construction traffic into and from the site].
- Strain on community infrastructure: GP surgeries; schools; etc [Officer's Note: any potential impact mitigated in line with the Council's adopted Strategy via financial contribution].
- Impact on natural habitat and encroachment on countryside [Officer's Note: any potential impact on the SPA can be mitigated in line with the Council's adopted Strategy].

(7)PLANNING CONSIDERATIONS

The main planning considerations in this application are:

- The principle of development (Planning policy)
- Housing need
- Impact on the character of the area and design of the proposal
- Impact on the setting of listed buildings

- Impact on neighbouring amenity
- Private amenity of proposed dwellings
- Highway/parking
- Flooding and drainage
- Sustainable energy
- Open space provision
- Impact on trees and vegetation
- Impact on ecology
- Impact on air quality
- Thames Basin Heaths SPA
- Planning contributions and legal tests
- Balancing exercise and public benefit
- Conclusion

(These considerations will be reviewed against planning policy, the evidence submitted by the Applicant, and the Planning Officer's review)

(7.1)The principle of development

Planning policy

7.1.1 The National Planning Policy Framework (2021) requires applications to, at a principal level, to accord with Paragraph 7: '*The purpose of the planning system is to contribute to the achievement of **sustainable development***'; Paragraph 8 '*three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways a) an **economic** objective; b) a **social** objective; and, c) an **environmental** objective*'; and, Paragraph 11 the '*presumption in favour of sustainable development*'. In reviewing the application, it is considered that it accords with the intent of the NPPF (as bolded).

7.1.2 Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with an application for planning permission, regard is to be had to the development plan so far as material to the application; and, regard to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act (2004, as amended) requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Guildford Borough Council comprises the: Guildford Borough Local Plan: Strategy and Sites 2015- 2034 (adopted April 2019), and the Guildford Local Plan: Development Management Policies (adopted March 2023) – collectively these will be referred to as the Guildford Local Plan.

7.1.3 Local Plan (2019) - Policy A31 Land to the south and east of Ash and Tongham: this Policy identifies the applicant site as part of a broader strategic allocation.

7.1.4 With the adoption of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS), this site is no longer designated as being within the Countryside Beyond Green Belt. The LPSS has allocated this site under policy A31, which is an amalgamation of separate sites around Ash and Tongham. In total the allocation is expected to deliver approximately 1,750 homes. Policy A31 sets out that development of these sites should incorporate the following requirements (inter alia as applicable):

- a) Appropriate financial contributions to enable expansion of Ash Manor Secondary School by additional 1FE (form entry);
- b) Appropriate financial contributions towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery;
- c) Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road form part of Ash Green village. Proposals for the land west of this road must respect the historical context of this area by preventing the coalescence of Ash, Tongham and Ash Green. Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape. This must include the provision of a green buffer that maintains separation between any proposed new development and the properties fronting onto Ash Green Road. This will help soften the edges of the strategic development location and provide a transition between the built-up area and the countryside beyond;
- d) Sensitive design at site boundaries that has regard to the transition from urban to rural;
- e) Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. Views to and from this heritage asset, including their approach from White Lane, must be protected;
- f) Land and provision of a new road bridge which will form part of the A323 Guildford Road, with an associated footbridge, to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station; and,
- g) Proposed road layout or layouts to provide connections between both the individual development sites within this site allocation and between Ash Lodge Drive and Foreman Road, providing a through road connection between Ash Lodge Drive and Foreman Road, in order to maximise accessibility and to help alleviate congestion on the A323 corridor.

In reviewing the application, it accords with the policy requirements (1) to (12), Opportunities (1), and Key Considerations (1) to (12) as will be explained and set out below.

7.1.5 Strategic Development Framework SPD (2020): the SPD was produced as Paragraph 1.2.1 *'a guide for future masterplanning, planning and development of the strategic sites and to establish the Council's expectations of design quality'*; and, Paragraph 1.2.2 *'the SPD will be a material consideration in determining the appropriateness of planning applications and in moving forward through implementation, including the preparation of master plans by the developers to inform their planning applications as required by Policy D1 of the Local Plan. ...For the avoidance of doubt, the guidance provided within this SPD is applicable to all types of planning applications (i.e. outline, full and reserved matters)'*. In reviewing the application, it accords with policy requirements as set out in Chp7, addresses the development principles as illustrated in Fig.49, and landscape framework as illustrated in Fig.50. This is discussed in greater detail in the main body of the report.

7.1.6 In terms of NPPF Paragraph 74 it is noted that the Council has identified a **6.46-year housing land supply**, currently has an up-to-date Development Plan, and consequently the NPPF Paragraph 11(d) titled balance is not enacted.

7.1.7 In terms of Section 38(6) of the Planning and Compulsory Purchase Act, the Act requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. There are no material considerations and consequently the application is to be determined against the development plan.

7.1.8 The principle of 51 dwellings on this site accords with policy and is deemed acceptable, subject to general compliance with Policy A31, and relevant local and national policies as enacted.

(7.2) Housing need

Planning requirement - delivery

7.2.1 NPPF Paragraph 60 states that *'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'*; and, Paragraph 62 goes on to note that *'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disability, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)'*. As part of the allocation under Policy A31 the application will make an important contribution to meeting the housing requirement, and housing mix, as identified in the Guildford Local Plan.

7.2.2 In terms of NPPF Paragraph 73(d) *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation'*. In terms of deliverability, the Applicant's parent company (Bellway) have evidenced delivery of planning consent with the construction of Wildflower Meadows to the immediate north of this application which gives some certainty to delivery of this application. This will ensure the provision of an additional 51 dwellings early in the plan period.

Affordable housing

7.2.3 Policy H2 of the Guildford Local Plan requires H2(2) 'The Council seeks at least 40% of the homes on application sites to be affordable'; H2(4) 'The tenures and number of bedrooms of the affordable homes provided ...must contribute, to the Council's satisfaction, towards meeting the mix of affordable housing needs identified in the Strategic Housing Market Assessment 2015, or subsequent affordable housing needs evidence' as concluded with the Council's Housing Officer.

7.2.4 The application delivers 40% (21 dwellings) in compliance with policy. In terms of the tenures, the applicant proposes a) 15 Affordable Rent – 3No. 1bd, 6No.2bd, 6No. 3bd; b) 5 First Homes – 2No. 1bd, 3No.2bd, 0No. 3bd; and, c) 1 Shared Ownership – 0No. 1bd, 0No.2bd, 1No. 4bd. This meets with the Council's 70/30 tenure split. The proposed affordable units are integrated within the development and are pepper-potted across the site.

7.2.5 The Council's Housing Officer is supportive of the application and notes (March 2023) 'within the context of providing a policy compliant tenure mix of affordable homes, including First Homes, the Housing Service would support the bias towards more larger family homes in the application overall, including in the affordable tenure, but also given the specific context and viability of the development overall'. The Council's Housing Officer is satisfied that the Affordable Housing mix accords with Policy H7 First Homes.

7.2.6 As such, the proposal is considered to be compliant with policy in this regard.

Dwelling mix

7.2.7 Policy H1(1) states that 'new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment (SHMA). New development should provide a mix of housing tenures, types, and sizes appropriate to the site size, characteristics, and location'. The proposed dwelling mix and the SHMA requirement is set-out below.

Table 2			
Overall Housing Mix	No.	SHMA Req	Provided
1 bed	5	20%	10%
2 bed	15	30%	29%
3 bed	20	35%	39%
4 bed+	11	15%	22%
Total	51		

Table 3			
Market Mix	No.	SHMA Req	Provided
1 bed	0	10%	0%
2 bed	6	30%	20%
3 bed	14	40%	47%
4 bed+	10	20%	33%
Total	30		

Table 4			
Affordable Mix	No.	SHMA Req	Provided
1 bed	5	40%	24%
2 bed	9	30%	43%
3 bed	6	25%	29%
4 bed+	1	5%	4%
Total	21		

7.2.8 It is noted that, while the unit mix is not strictly compliant with policy, the mix is skewed towards larger properties to address the need for family housing and is supported by the Housing Officer (Note: average length of wait for applicants for 2 and 3bed dwellings in Guildford is 6years 6 months).

7.2.9 In this regard, it is noted that in the Inspector's Final Report (Paragraph 48) on the LPSS he stated 'as regards housing mix, the policy is not prescriptive but seeks a mix of tenure, types and sizes of dwelling, which the text indicates will be guided by the strategic housing market assessment. The policy also seeks an appropriate amount of accessible and adaptable dwellings and wheelchair user dwellings'. While it is acknowledged that the proposed mix is slightly different to the SHMA guidance, it is noted that the SHMA mix is to be achieved over the whole of the housing market area and over the lifetime of the Plan. The flexibility set out in the policy must be used to achieve an acceptable mix across the borough. The application is not likely to cause any material harm to the Council's ability to deliver a compliant SHMA mix on a wider basis and overall, the proposed mix is deemed to be acceptable.

Accessible units

7.2.10 Policy H1(4) requires that on residential developments of 25 homes or more 10% of new homes will be required to meet Building Regulations M4(2) Category 2 (Accessible and adaptable dwellings), and 5% to meet Building Regulations M4(3)(b) Category 3 (Wheelchair user accessible dwellings standard). In this regard the application is compliant. This will be secured by condition.

7.2.11 Overall, the application is considered to meet with NPPF Paragraph 60's objective of boosting the supply of homes and make provision for the needs of groups with specific housing needs. The Applicant can evidence delivery in the plan period which will bring forward much needed housing within the strategic allocation. In this regard the proposal is consistent with Policy H1 (Homes for all).

(7.3) Impact on the character of the area and design of the proposal

Planning policy

7.3.1 NPPF (2021) Chp12 'Achieving well-designed places' sets out the expectation regarding Good Design: Paragraph 126 '*The creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*'.

7.3.2 The National Design Guide (2021) and National Model Design Code (2021) (as referenced in NPPF Paragraph 129 – thus forming a material consideration) defines the Ten Characteristic for good design as follows: context; identity, built form, movement, nature, public space, uses, homes & buildings; resources; and lifespan. These should be seen as guidance notes on NPPF Paragraph 130.

7.3.3 Guildford Local Plan Policy D1 Place shaping, requires all new development to: '*...achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set*', and Policy D4 (Achieving high quality design) which collectively sets-out the essential elements of place-making. Both these policies align with the NPPF and National Design Guide.

7.3.4 It is material to note that the Applicant has been in extensive pre-application dialogue with the Council's Urban Design Officer leading to reviews and comments that have shaped the application's approach, masterplan/ layout, dwelling arrangement regarding streetscape, and landscape.

7.3.5 The Strategic Development Framework SPD (2020) envisages the establishment of an extended 'garden' settlement to Ash set within a strong green and blue infrastructure framework with good access to outdoor play and open space. The Framework recognizes the historic rural/ countryside character of the area and requires new developments to be informed by a landscape-led approach to ensure that new development settles into the surrounding historic and riparian landscape. The design of the public realm should encourage active travel, including walking and cycling to local schools, shops, and public transport stops/ stations. Strong and legible pedestrian and cycle links between the various strategic sites should be included to encourage cohesion and integration over the longer term.

While the Framework does not suggest a Design Code, the intent suggests the creation of a sympathetic architectural style with possibly some variation to reinforce the idea of cohesion within this garden settlement.

Planning Officer's review

Impact on character of the area

7.3.6 The site is semi-rural/ countryside in character, currently used as a paddock and grazing. The site has peripheral, fragmented treed hedgerows along the boundaries, mature tree planting and habitat along the small stream that runs across the site east to west, and open fields. Collectively, the site has limited landscape and habitat value.

7.3.7 While it is acknowledged that development of the site will materially alter the character and appearance of the site, this should be read in the context of the strategic allocation of c.1,750 dwellings and major infrastructure works to the Ash Road Bridge which will significantly, and irreversibly change the character and setting of the area and the Applicant site. This position is adopted in policy.

7.3.8 The application and surrounding emerging development has the potential to significantly **enhance** the landscape setting, improve the biodiversity/ habitat context, and create a new landscape framework for the area – this opportunity is welcomed. However, to manage the impact, the layout and design of individual applications must be of high quality, delivering development which positively contribute to the existing built form and landscape setting/ character of Ash and surrounds. We would suggest that the impact on the character of the area should be viewed as medium (post construction) to long-term (landscape establishment) beneficial.

7.3.9 It is recognised that development of the site will impact on the (distant) setting of Ash Manor Listed Building and impact on the peripheral setting of the historic location of Ash Green village in so far as this was read as a rural landscape. The masterplan restricts development to the eastern boundary of the site to afford an extensive landscape frame to the development to address these considerations of historic and rural setting. This should however be read in the context of the major infrastructure works to the Ash Road Bridge which will fragment the rural landscape. Rather, the application should be read in how it is can positively contribute to a new landscape narrative and habitat creation.

Design and layout

7.3.10 The scheme, which is described in the Applicant's Design and Access Statement (DAS) would comprise 51 dwellings accessed off the link to Harpers Road. Open space to the north would form part of the east-west corridor; and to the west would form part of the Ash Road Bridge strategic flood compensation area. The housing would be arranged around a main vehicle loop with dwellings overlooking the adjacent open space areas. A narrow lane and footpath would provide a link through the centre of the scheme. The intention is for open space to be planted and managed to provide wildlife habitat and public amenity. A buffer of landscape planting is proposed adjacent to the railway line. Formal and informal footpath routes would extend through the public open space areas including a main cycle/pedestrian route connection between the 'Land South of Guildford Road' site and the railway Station to the west. Landform would raise this link above the flood compensation area.

7.3.11 The layout has one point of entry off Harpers Road through an enhanced, framed landscape space before arriving at a simple loop street to structure the development. Provision has been made to extend this network into adjacent eastern sites if required.

7.3.12 The layout affords subtle short to long-distant views to the surrounding landscape and spire of St Peter's Church creating interesting visual linkages, legibility, and permeability.

7.3.13 The proposed internal layout is a simple and efficient loop road and perimeter block structure with public frontages and contained private rear gardens. To the south, rear gardens would back onto the railway and to the east gardens would abut the two adjacent land parcels. The indicative plan (Landscape Masterplan dwg 3017-APA-ZZ-GF-LA-L-1002/P05; dated December 2022) shows how the perimeter blocks could be formed with the adjacent sites within the broader allocation. This would establish a coherent masterplan across all three land parcels with good permeability and a clear structure of public fronts facing the street and secure rear gardens.

7.3.14 The dwellings are arranged to either enclose the internal loop streetscape, or they are arranged to face outwards affording overlooking of the landscape frame that surrounds the overall development. The dwellings form a 'jagged' edge creating subtle modulation of how primary façade or/and gable edges address the street. This creates visual interest within the conformity of a building material palette to create variation within a singular identity.

7.3.15 The footpath/cycle routes allow for connection to the open space within the adjacent Streamside and Wildflower Meadows schemes to ensure that connectivity and accessibility is deliverable in accordance with the SDF 'key pedestrian and cycle route' policy requirement.

7.3.16 Officers are supportive of the way car parking is tucked between dwellings to not visually dominate the streetscape. The need for cycle and bin storage is addressed within the rear gardens/ curtilage of the dwelling plot to ensure that these elements do not distract and create visual clutter to the streetscape.

7.3.17 The dwellings and apartments are all two-storeys in height, with single-storey garages. The dwellings are quite tight up to the road, creating an attractive 'village' street character, allowing for the maximising extent of private rear gardens. The apartments are of a similar architectural style and scale as the dwellings ensuring that they are read as part of the same urban fabric.

7.3.18 The streetscenes well illustrates a low-density development with sufficient variation in house type/ form, boundary walls connecting to garages, and sufficient space for street trees to mature to create visual and spatial interest. The buildings are relatively traditional in their form with the use of clay red bricks facades, some tile hanging to accentuate detail, clay tiled roofs, and PVs. Garages and boundary walls use the same building materials to ensure continuity and urban coherence. The different orientation of buildings, responding to different street edges, creates a variety of pitched and hipped roofs throughout the scheme.

7.3.19 Officers note that a similar house type, material and landscape palette have been used at Wildflower Meadows which has the collective benefit that the schemes over time will read as a singular extension, rather than as fragmented applicant sites.

The common palette further strengthens the reading of the landscape stream that runs between the two applications, creating a common visual edge to this landscape corridor. This approach is supported; as has been consented as such in the Wildflower Meadows application.

7.3.20 The general layout and scale is supported. A S106 Agreement will be necessary to ensure that connectivity with the adjoining sites within the allocation can be achieved. Detailed issues raised to be addressed by S106.

7.3.21 As such, the layout and scale, dwelling form and materials, and landscape/ habitat proposal are deemed to be acceptable and compliant with Policy D1 and Policy D4.

(7.4) Impact on the setting of listed buildings

Planning policy

7.4.1 National Planning Policy Framework ((2021): in terms of the NPPF Chapter 16 (Paragraph 194, 199 to 203) an assessment of the acceptability of an application in relation to impact to the historic environment is required to assess potential harm to the historic environment and setting, and review mitigation if appropriate. NPPF Paragraph 199 applies *'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'*. This policy reflects the statutory duty in section 66(1). NPPF Paragraph 200 goes on to note that *'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'*.

7.4.2 For applications affecting the setting of a listed building Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to Local Planning Authorities *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.'*

7.4.3 Guildford Local Plan Policy D3 (Historic environment) requires that *'the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality ...positive contribution to local character and distinctiveness will be supported'*; and it states: a) the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported; and, b) the impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.

7.4.4 Policy D18 (Designated Heritage Assets) and Policy D19 (Listed Buildings) requires that applications address proposals affecting designated heritage assets and their setting to inform an assessment of harm.

7.4.5 It is noted that the listed buildings in the vicinity of the site include, Ash Manor (Grade II*), Old Manor Cottage (Grade II*), Church of St Peter (Grade II*), Ash Manor Oast (Grade II), The Oast House (Grade II), and Oak Barn (Grade II) which are within either within 250m or 500m catchment of the site. In this case the application may affect the (distant) setting of these listed buildings and this will be assessed in detail below [Officer's Note: the church is 600m from the site but is included as it is a significant heritage asset and informed the layout of the application].

7.4.6 In the Applicant's Heritage Statement (Rev 3; Dec 2022) they address that consideration was made as to whether any of the built heritage assets, as identified above, may include the applicant site as part of their setting and contribute to their overall heritage significance, and therefore may potentially be affected by the proposed development.

7.4.7 Within this consideration, weight is given to the fact that the construction of the railway in the 19th century resulted in a significant new feature in the landscape which physically severed the agricultural fields of the application site from Ash Manor and its agricultural complex. This physically created a visual disassociation of the application site from the Ash Manor heritage cluster of buildings and its broader long-distant setting. Paragraph 5.41 *'The proposals to incorporate housing on the site will ultimately change more distant views from the Manor and further diminish some of the appreciable rural character surrounding the Listed Buildings, in particular, the Grade II* Listed Ash Manor. However, the proposals have included the retention of green space on the western boundary of the site, which will ensure that the rural surroundings are not wholly lost and views towards the site from the Manor will retain some verdancy'*. This position has been accepted in policy in bring forward the A31 allocation.

7.4.8 The applicant notes that while there is still a long-distant view towards the spire of the Church of St Peter from the site, and some visual relationship between the fields and Ash Manor complex, the actual historical relationship is less evident today. The Officer note that this relationship will be eroded with the construction of the elevated Ash Road Bridge and further housing within this sight line from the site towards the church spire and consequently it is considered that there is no impact on the church and it's setting.

7.4.9 The Applicant concludes that *'the proposals will remove some of the historic rural surroundings formerly associated with the Grade II* Listed Building through the incorporation of new built form. The impact within views has been mitigated through the retention of green space within the western portion of the site and incorporation of vegetation along the southern boundary. The proposals are therefore considered to result in **'less than substantial harm'** at the lowest end of the spectrum to the Grade II* Listed Ash Manor, Grade II Listed Ash Manor Oast and The Oast house and Grade II Listed Oak Barn'*.

7.4.10 The Council's Conservation Officer has assessed the proposal and its impact on the surrounding heritage assets. With regards to Ash Manor/Old Manor Cottage/Ash Manor Oast/Oast House/Oak Barn, the Conservation Officer concludes that *'it is fair to say that the proposals to incorporate housing on the site will ultimately change more distant views from the Manor and further diminish some of the appreciable rural character surrounding the Listed Buildings, in particular, the Grade II* Listed Ash Manor. In doing so, the loss of the agricultural use and construction of housing on what was land historically associated with the Manor will result in a degree of harm to the assets setting through the erosion of the ability to appreciate the wider historic rural surroundings of the Manor. Nevertheless, we have noted elements of scheme's design and arrangement which help to mitigate its overall impact.'*

7.4.11 *'As already noted, the application site forms part of a larger allocation formed of several individual land parcels in separate ownership, with a number of these have already benefiting from consent schemes. This includes the site known as Land at May and Juniper Cottages, which has received outline permission for 100 dwellings (18/P/02308). The pertinence of mentioning this consented outline scheme is that the built form of the proposed development appears to have been purposefully located in the south-eastern and eastern part of the application site, essentially following from and continuing the development line of the consented outline scheme. The direction of this continuation tapers away from this complex of heritage assets, out towards the north-east. The actions of designing this scheme as a continuation of the May and Juniper has several benefits, but most significantly from a heritage perspective is that its visual impact would be somewhat absorbed by the neighbouring scheme, thereby mitigating its impact upon the setting of these assets.'*

7.4.12 *'The scheme also includes the retention of green space on the more sensitive western boundary of the site, which will ensure that the rural surroundings are not wholly compromised and views towards the site from the Manor complex will retain some verdancy. This verdancy would be reinforced further by the proposed additional planting between the new built form and the railway to provide additional screening and mitigation.'*

7.4.13 *'We can confirm that the harm identified would amount to **'less-than-substantial'** in terms of the NPPF. However, when taking into consideration the following factors listed below, the 'less than substantial harm' identified is at the **lower end of the spectrum**; factors: a) the design mitigation measures being implemented; b) the resultant built form would not be proximate or have a strong visual relationship with this complex of listed buildings; c) the views to and from the heritage assets were not intentionally designed; and, d) the setting has already experienced a degree of change through the introduction of the railway line.'*

7.4.14 *'Cumulative Impact: the inclusion of built form on land historically associated with the Listed Manor complex has already been approved on several adjacent parcels to the east of this group of assets, and whilst this proposed development would build upon further land historically associated with the Listed Buildings and be visible in views from the Grade II* Listed Ash Manor, its discernible form would be more distant than the approved developments and would be somewhat absorbed/mitigated by the neighbouring scheme. We therefore considered that the cumulative effects would only result in a negligible increase to the level of harm, but that this harm would still remain at the lower end of **'less-than-substantial'**.*

7.4.15 Therefore, in conclusion, the Council's Conservation Officer notes that the proposal would result in **less-than-substantial** harm and it has therefore been advised that NPPF Paragraph 202 will need to be engaged. i.e. weighed against public benefits.

7.4.16 The Local Plan and Policy A31 enables considerable urban development within the surrounding context of the heritage assets (refer to planning applications: 16/P/01679 (Land at Guildford Road), consented; 18/P/02308 (Land at May and Juniper Cottages), consented); and, the elevated Ash Road Bridge and new road by-pass will further erode the rural setting of the heritage assets. Consequently, this should be assessed as an evolving rural landscape that can be protected through the introduction of structured landscaping to mitigate the visual impact of development on the setting of the heritage assets. An appropriately worded Condition to ensure that boundary landscaping is retained, introduced, and maintained in perpetuity to address the protection of the setting of the Listed Buildings could be secured.

7.4.17 It is acknowledged that the application results in some harm to the setting of the listed buildings on the Ash Manor complex, the application will have a **less-than-substantial harm** at the **lower end of the spectrum** on the significance and setting of the heritage asset. An assessment of the public benefits will be considered below.

Public benefits and balancing exercise

7.4.18 NPPF Paragraph 202 states that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'. Guidance in the form of the Historic Environment PPG explains the concept of 'public benefit' stating that 'public benefits may follow from many developments and could be anything that delivers economic, social, or environmental objectives as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

7.4.19 To address this requirement, the public benefits of the application are set-out below:

- a. The proposal would deliver a total of 51 dwellings in a mix which is generally compliant with the Guildford Local Plan. The Applicant has evidenced delivery on the adjacent site which gives some certainty to ensure that dwellings are delivered early in the plan period, where there is projected to be significant demand for additional homes.
- b. 40% (21 dwellings) would be affordable dwellings. While it is acknowledged that this is what is required by policy, nevertheless, the provision of a large number of affordable dwellings with an acceptable mix, in a borough where there is significant demand for such dwellings is deemed to be a public benefit.

- c. The application will deliver a network of pedestrian and cycling routes, including financial contributions to improvements to the PRow, to connect with adjacent sites to enable safe pedestrian and cycling accessibility towards Ash Station, Ash, and bus stops along Guildford Road.
- d. The application provides an extensive habitat and landscape corridor and framework surrounding the development which will increase biodiversity, provided mitigation flood storage capacity (introducing riparian habitat), new native hedgerows on the site, and installing a range of ecological features including bat boxes. The proposal would therefore improve the ecological value of this part of the site and improve open space provision for the existing site and local community.
- e. This application will make financial contributions which will help to improve community facilities in the area including playspace, education and policing. While it is acknowledged that these contributions are required to mitigate the impacts of the development, nonetheless they will result in public benefits.

7.4.20 Overall, the public benefits of the application are wide ranging. It is considered that the scale of public benefits is sufficient in this instance to outweigh the identified heritage harm. In terms of Policy D3, *'the impact of the development proposal on the significance of heritage assets and their settings has been considered in accordance with case law, legislation and the NPPF'*, the application is considered to be compliant with the requirements of policy

(7.5) Impact on neighbouring amenity

7.5.1 Policy D5 requires that *'Development proposals ...avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties, in terms of: a) Privacy and overlooking; b) Visual dominance and overbearing effects of a development; c) Access to sunlight and daylight; d) Artificial lighting; e) Noise and vibration; and, f) Odour, fumes and dust'*.

7.5.2 The application site has no immediate neighbouring residential properties to the southern, western, and northern boundary (albeit that Wildflower Meadows will form a future residential edge, but this is assessed as under-construction, and consequently impact from this application on Wildflower Meadows is not a material consideration).

7.5.3 Streamside plot, located on the eastern boundary, is currently submitted for residential development. Consequently, any impact from this application on the neighbouring amenity of Streamside should be afforded very limited weight. There is some notional boundary hedging between the sites that does ensure some screening and enclosure between the two sites.

7.5.4 Oakside Cottage and Harpers House located on Harpers Road, and to the east of the application site, is separated from the applicant site by mature treed hedgerows, trees, and open paddocks/ fields. Due to the considerable mature landscape enclosure to Harpers House, impact from the application on this dwelling will be very limited.

7.5.5 It is recognised that Oakside Cottage, Harpers House, and the applicant site all take common access off Harpers Road from a single point of access and that this and vehicle movement will cause some noise impact on their residential amenity.

7.5.6 In review, the distance of separation is such that there would be no material loss of amenity to the surrounding occupants of these properties. It is considered that the application will have no to very limited impact in terms of a) Privacy and overlooking; b) Visual dominance and overbearing effects of a development; c) Access to sunlight and daylight; d) Artificial lighting; e) Noise and vibration; and, f) Odour, fumes, and dust.

7.5.7 Given the above, the application is deemed compliant with policy.

(7.6) Private amenity of the proposed dwellings

7.6.1 Policy H1(3) states that 'all new residential development must conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG)'. Policy D5 (Protection of amenity and provision of amenity space) is also applicable to this consideration.

7.6.2 Table 5: Nationally Described Space Standards (NDSS)
(as evidenced Harpers Road, Ash – NDSS Compliance Schedule; January 2023)

House Type	Occupancy	GIA (min sqm std)	Proposed GIA (sqm)	GIA Comply Y/N	Built-in storage Comply Y/N
Fisher	1B2P	50	61.53	Y	Y
Piper	2B3P	70	70.40	Y	Y
Granger	2B3P	61	61.20	Y	Y
Butler	1B2P	58	60.00	Y	Y
Saddler	2B3P	70	70.70	Y	Y
Lardner	2B3P	70	84.16	Y	Y
Baker	2B4P	79	79.95	Y	Y
Fuller	3B4P	84	96.00	Y	Y
Mason	3B4P	84	96.89	Y	Y
Dexter	3B4P	84	111.18	Y	Y
Millwright	3B4P	84	124.32	Y	Y
Tillman	3B5P	93	93.82	Y	Y
Ploughwright	3B5P	93	93.82	Y	Y
Philosopher	4B5P	97	138.30	Y	Y
Weaver	4B5P	97	154.89	Y	Y
Cartographer	4B5P	97	100.39	Y	Y
Watchmaker	5B6P	110	174.68	Y	Y

7.6.3 All dwellings as evidenced comply with the NDSS in terms of GIA sqm; internal built-in storage, and adequate private amenity space, with most dwellings having front garden space and compliant rear gardens. While the apartments have relatively small areas of communal open space within their plots, the overall site have extensive open space immediately adjacent to the apartments for shared use.

7.6.4 Given the above, the application is deemed compliant with policy.

(7.7) Highway/parking

7.7.1 The overriding requirement from national policy, is NPPF Paragraph 8 'Sustainable development' which requires applications to ensure that they promote sustainable transport options.

7.7.2 NPPF Paragraph 110 *'In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflect current national guidance, including the National Design Guide and the National Model Design Code; and, d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree'*.

7.7.3 NPPF Chapter 9 Promoting sustainable transport: in this regard we refer to Paragraph 104(c) 'opportunities to promote walking, cycling and public transport use are identified and pursued', and Glossary '**Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport'**. i.e. the transport assessment needs to review all forms of modal options accessible to and enabled by the application in order for the application to be viewed as achieving 'sustainable development'.

7.7.4 Surrey Transport Plan (2022-2032) (LTP4): the Plan sets out four Objectives (zero emissions; support growth; well connected; well-being). The application broadly supports the Plan's objectives.

7.7.5 Guildford Local Plan (2015-2034): the application accord with the Local Plan's Policy ID3(1,2,4a,5,6,7,8 & 9) (Sustainable transport for new developments) which requires new development to contribute to the delivery of an integrated, accessible, and safe transport system, maximizing the use of sustainable transport modes. The applicant will be required to submit a Travel Plan Statement to promote sustainable means of movement; to be secured by Condition.

7.7.6 Policy A31: in terms of key transport-related requirements, the application accords and makes financial contributions to enable policy: 'Land and provision of a new road bridge which will form part of the A323 Guildford Road, with an associated footbridge, to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station'.

7.7.7 Policy ID10 (Parking Standards for New Development): the application references Policy ID10(2), namely: a) *The provision of residential car parking, for use by residents themselves, will not exceed the maximum standards set out in [Appendix B]Table B1;* b) *the provision of additional unallocated parking, to allow for visitors, deliveries, and servicing, at the ratio of 0.2 spaces per dwelling will only be required where 50% or more of the total number of spaces, provided for use by residents themselves, are allocated;* c) *the provision of non-residential car parking will not exceed the maximum standards set out in Table B2 [not applicable to this application];* d) *the provision of electric vehicle charging will provide at least the minimum requirements set out in the Building Regulations (Part S);* and, e) *the provision of cycle parking will provide at least the minimum requirements set out in Table B3.*

7.7.8 GBC Parking Standards for New Developments SPD (2023): the application accords with the on-and off-street car parking, cycle parking/storage, electric vehicle charging points for new development on strategic sites.

Table 6: Parking Provision

Description	Units	Vehicles		Bicycles	EV
		Policy	Compliant	Compliant	App.
1Bed (1s/unit)	5	5	Y	Y	1EV point/unit: Unit compliant
2Bed (apartment) (1s/unit)	5	5	Y	Y	
2Bed (unit) (1.5s/unit)	10	15	Y	Y	
3Bed (2s/unit)	20	40	Y		
4Bed (2.5s/unit)	10	25	Y	Y	
5Bed (2.5s/unit)	1	2.5	Y	Y	
Visitors (0.2/dwelling)		10.5	Y		
TOTAL	51	103			

Note:

- a. Garages, according to policy, are not include in the above parking provision unless they meet the minimum internal dimensions of 6x3m. 22No. garages provided.
- b. EV charging points (Building Regulations: one EVCP/ dwelling); specification to meet GBC Policy. Issue to be secured by Condition.
- c. Cycle storage (one space/ bedroom): Issue to be secured by Condition.
- d. SPD (2023) Designated accessibility parking bays (to accord with national guidance); car club bays and motorcycle parking provision not stated in policy and not evidenced in application.

7.7.9 Surrey County Council Highway Authority (CHA) have responded to the application and note that this planning application is duplicate planning application and hence comments should be read against both applications.

7.7.10 The CHA notes that the access into the applicant site take consideration of the two current dwelling's access as a shared access point off Harpers Road. Tracking has been provided which demonstrates that vehicles can enter and leave the site effectively. A trip rate analysis has been undertaken as part of the proposal and the development of 51 dwellings is likely to generate 27 and 25 two-way vehicle movements in the morning and evening peak hours respectively - this will equate to less than one vehicle movement every two minutes during the busiest periods of the day. With this relatively low number of vehicle trips and the separate implementation of the Ash Road Bridge (ARB), which should reduce the overall number of vehicles using Harpers Road to avoid the existing level crossing, the impact on the road network as assessed by the CHA is deemed to be not severe and acceptable.

7.7.11 The proposed access to Harper's Road will be provided with sufficient visibility, and vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times. Issue to be secured by Condition.

7.7.12 Harpers Road is a D-class road, the D67, and is subject to a 30mph speed limit. In accordance with Healthy Streets for Surrey, carriageways should be a minimum width of 4.1m for secondary streets. The available carriageway width, to function as a shared space if required, was deemed acceptable by the CHA.

7.7.13 In assessing Harpers Road traffic flows, the CHA stated that the 51 dwellings was likely to generate 27 and 25 two-way vehicle movements in the morning and evening peak hours respectively, equating to less than one vehicle movement every two minutes during the busiest periods of the day. As above, the implementation of the Ash Road Bridge (ARB) would reduce the overall number of vehicles using Harpers Road to avoid the existing level crossing, resulting in a redistribution of traffic on the local highway network. Consequently, the CHA noted that the impact of the new development on Harpers Road was not thought to be severe. Should the application gain approval, in the unlikely event that Harpers Road encounters issues in regards to traffic, the financial contribution sought by them would go towards mitigating any negative impacts, including potential improvements to the Guildford Road junction.

7.7.14 The CHA noted that the proposed development includes connections to the neighbouring Bellway site [Wildflower Meadows] and that pedestrians and cyclists would predominantly use this route to travel to/from the wider area. Given that there are no proposals to include a dedicated pedestrian/cycle route along Harpers Road, residents and visitors of the site would be expected to utilise internal connections. Should any users make use of the carriageway, as discussed in the point above, the width of the carriageway will encourage slower speeds. This internal network was purposefully supported by the CHA [Officer's Note: the submission by the Applicant of the 'Overarching walking and cycling plan' (dwg. ITB16016/ Fig. A1; nd. Submitted 31.03.2023) well illustrates the pedestrian and cycling network proposed by this application and how it ties into Wildflower Meadows to enable a broader network].

7.7.15 The SCC's Rights of Way team were consulted as part of the assessment of the planning application. They noted that, if required, the financial contribution would be used to go towards improvements to Public Footpath 356 to provide a better route and greater permeability to the local area.

7.7.16 The site is in proximity to Ash Railway Station, the pedestrian/cyclist connections provided within the site to the neighbouring land would provide higher permeability and offer a link direct to the station and other bus stops nearby. It is these routes that the CHA considers to be key, which would limit pedestrian and cyclists use of Harpers Road to travel north to those bus stops. The cycle voucher provision, as part of the S106 contributions, would further encourage sustainable travel to/from the site and this is in recognition of LTP4.

7.7.17 The highway improvement works as shown on Drawing No. ITB16016-GA-013 Rev C would improve driver conditions on Harpers Road and would require the developer to enter into a S278 Agreement with the CHA to undertake those works. Should any road edging need to be improved as part of those works, this would be included at the detailed design stage. The proposal to provide road safety improvements is deemed acceptable by the CHA.

7.7.18 It is noted that Policy A31(10) requires '*road layout or layouts to provide connection between ...the individual development site...in order to maximise accessibility and to help alleviate congestion on the A323 corridor*'. It is understood that due to individual site land issues and the requirements of the Ash Road Bridge (junction capacity on Ash Road Bridge into Wildflower Meadows), vehicle connection between individual development sites was not considered possible. The assessment by the CHA is based on the Ash Road Bridge (ARB) scheme being implemented which would reduce the overall number of vehicles using Harpers Road to avoid the existing level crossing and generating local congestion. The CHA has sought suitable financial contributions for the bridge and to enable pedestrian and cyclist connection between the individual development sites.

7.7.19 [Officer's Note: the above addresses response by SCC Highway to the objection letter submitted by Copperwood Developments (Bridge) Ltd which sets out four key points of objection, namely a) Carriageway width; b) Visibility at Harper's Road junction with Guildford Road (A323); c) Harper's Road traffic flows; and, d) Shared Surface nature].

7.7.20 The application's Stage One Road Safety Audit (October 2022; Rev.3)(see Transport Statement 4; pg.69) reviewed the proposed simple priority access off the western side of Harper's Road, Ash. Highway safety concerns as identified in the audit have been addressed by the application. Mitigation measures that are to be undertaken on public highways are subject to the SCC Highway Authority's approval. Issue addressed as part of a Section 184 Agreement.

7.7.21 The Applicant's Transport Statement (Dec 2022) notes that '*the proposal has been subject to pre-application and post submission discussions with both Guildford Borough Council and Surrey County Council, as the relevant Highway Authority. This has led to the scheme evolving to a point where, subject to an identified package of measures, SCC have no objection to the scheme progressing. The assessment, and subsequent 'no objection' from SCC has identified that:*

- a. *A safe and suitable vehicle access can be provided from Harpers Road, with additional pedestrian and cycle accesses which negate the need for pedestrians and cyclists to use Harpers Road. (Further, 'The proposal will bring forward pedestrian / cycle connections to the existing Public Right of Way network and the network of streets being delivered at Guildford Road).*

- b. *The site abuts existing / proposed residential areas and is allocated for residential uses. The site is well located to take advantage of the range of local services and facilities in the local area.*
- c. *The scheme ensures opportunities for sustainable travel are taken up through the delivery of a comprehensive Sustainable Transport Strategy (Section 7 Sustainable Mitigation Package (S7)) comprising:*
 - i. *Delivery of pedestrian and cycle connections, which provide onward connections to the existing and future network of streets, paths, and Public Rights of Way, enhancing the ability to access day to day facilities and public transport infrastructure and reducing the need for existing and future residents to walk along Harpers Road (S7: Delivery of pedestrian and cycle connectivity to the adjacent Guildford Road site and Public Rights of Way network beyond).*
 - ii. *Delivering a traffic calming scheme on Harpers Road which would improve the environment for all users locally (S7: Traffic calming measures along Harpers Road as identified in Drawing No. ITB16016-GA-013A. These include: 30mph roundels along Harpers Road between Ash Green Road and the Guildford Road; a slight narrowing and surface treatments to Harpers Road in the vicinity of the exiting Public Right of Way to make this more prominent and improve pedestrian safety; and Signage at the Guildford Road junction warning of the potential for pedestrians to be 'in the road'.*
 - iii. *Provision of dedicated, secure cycle storage on the site.*
 - iv. *Provision of EV charging facilities on the development site.*

A financial contribution (as agreed with SCC) towards improvements such as: improving existing PRow; improving the Ash Green / Harpers Road junction; and, local highway improvement schemes (S7: A highway and transport contribution secured through the S106, which could be used towards: improving Local Public Rights of Way (PRow); improvements at the Harpers Road / Ash Green Road junction; and, local highway improvement schemes in the vicinity of the site
- d. *A contribution towards the New Bridge Road which will reduce queuing at the existing level crossing and remove rat running traffic locally.*
- e. *Implementation of a Residential Travel Plan to promote sustainable travel options, including walking, cycling, public transport and car sharing initiatives'.*
- f. *(pg2) Contributions will be sought towards ...improvements of the bridleway to the south.*
- g. *Measures to be confirmed with SCC Highways by applicant (TS Paragraph 4.6.2).*

[Officer's note: package of measures as set-out above, to be secured by Condition and S106 in consultation with SCC Highways].

7.7.22 The applicant has already confirmed that the estate roads and parking areas will be retained in private ownership but constructed to adoptable standards.

7.7.23 It is noted that following concerns raised by GBC Urban Design Officer regarding ensuring pedestrian and cyclist connectivity between the individual sites that make up the strategic allocation, the Applicant has made provision for these routes to connect into the Streamside application on the eastern boundary, and into the Wildflower Meadow scheme currently under construction. This commitment, to be secured by S106 Agreement, removes the concern raised.

7.7.24 In order to address issues raised by the local community regarding pedestrian and cyclist safety along Harpers Road; to address NPPF requirement to promote sustainable transport options; and, to address Policy A31 to ensure connectivity between individual development sites, the Applicant has submitted an 'Overarching walking and cycling plan' (Dwg. ITB16016/ Fig. A1; March 2023) to illustrate the pedestrian and cycling network to be delivered and/or make financial contributions to enable evidence of promoting sustainable travel options.

7.7.25 The above plan illustrates a series of site specific and surrounding networks, including improvements to the PRow that will enable relatively car-free and safe accessibility from the site towards Ash Station, Ash centre, bus stops along Guildford Road, and connection for ramblers along Footpath 356 PRow towards Guildford. Officers suggest that this plan addresses concerns raised and evidences that future residents of the scheme will be able to avail of sustainable travel options and is strongly supported. Measures as set-out to be secured by Condition in consultation with SCC Highways.

7.7.26 Increasingly it is recognized that to encourage modal shift requires a step-change at point of journey origin. To enable this, the application will provide (safe and dry) bicycle stores to all dwellings, making access to the bicycle easier, and offer cycle vouchers to each household. These measures promote convenience of cycling as a day-to-day modal option.

7.7.27 The application is supported by a Transport Assessment (TA) which has been assessed by the County Highway Authority (CHA). The TA shows that the existing junctions tested, currently operate within capacity with minimal queuing and will continue to do so in the future years, even with committed development, the proposed development and additional 'live' (but not committed) planning applications taken into account. The applicant's modelling has been reviewed by the CHA and no objections have been raised regarding the impact of this proposal on the capacity of the network subject to some improvements being made at junctions within the vicinity of the site and a series of mitigation measures to Harpers Road (traffic calming roundels) and the junction with Guildford Road to address highway issues relating to pedestrian and cycle movement along this Road (Ref. Dwg. ITB16016-GA-013). A S106 contribution has been secured to go towards these improvements. Given these measures, no highway safety objections have been raised by the County Highway Authority.

7.7.28 NPPF Paragraph 111 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. SCC County Highway Authority, as statutory authority has no objection to the application.

7.7.29 In terms of parking policy, a total of 103 car parking spaces are provided on site, cycling storage sheds are provide, both in conformity to policy. The application provides garages (not counted in the parking calculation), on-driveway parking spaces, parking courtyards for the apartment buildings, and on-street parking for visitors. The application is deemed compliant with Policy ID10 (Parking standards for new development).

7.7.30 In terms of highways impact, it is concluded that the application does not result in any material increase in traffic in the area and no capacity concerns are raised. It is noted that this conclusion is reached taking into account all approved, committed and likely development in the immediate area. With the mitigation measures proposed, there would be no adverse impact on highway safety. As such, the proposal is deemed to be acceptable to the County Highway Authority and Council.

(7.8) Flooding and drainage

7.8.1 The site is located within Flood Zone 1 as land assessed as having a less than 1 in 1,000 annual probability of river flooding (Environment Agency Mapping).

7.8.2 As part of the application's requirement, a Flood Risk Assessment (FRA; December 2022; Rev. B) has been submitted which has been supplemented with additional information requested by the Lead Local Flood Authority (LLFA). This is required to address Policy P4 (Flooding, flood risk and groundwater protection zones).

7.8.3 The Assessment notes that the site has insufficient infiltration rates, indicating that ground conditions would not support infiltration drainage methods. Further, it is acknowledged that Ash is known to be vulnerable to groundwater flooding. Maps submitted showing areas susceptible to groundwater flowing show that the north of the Site is situated in an area with potential for groundwater flooding of property situated below ground level, and the south of the Site is in an area with potential for groundwater flooding to occur at surface.

7.8.4 The EA flood map for surface water indicates that the majority of the site is at high risk of surface water flooding (probability >3.3%). To address this, the landscape proposals show extensive open space to act as flood compensation areas with most of the landscaping lying at 75.0m AOD and planted with suitable species to withstand regular flooding.

7.8.5 Pedestrian and cycle links, delivered as part of the broader network, will be raised above the predicted flood levels (to 75.9 AOD) to remain passable in all flood conditions.

7.8.6 The proposed foul water drainage, due to the topography of the site, will gravity-feed to an adoptable pumping station to the northeast of the Site. A rising main will then run south before running east into the entrance road for the Site and up Harpers Road.

7.8.7 The Applicant concludes that, in accordance with the requirements of Chapter 10 of the NPPF, the proposed development has been assessed for flood risk: consideration has been given to flood risks affecting the site, and also to flood risk elsewhere caused by the anticipated development. Based on their understanding of the site setting and the proposed development, it is considered that the proposed development can be constructed and operated safely and will not increase flood risk elsewhere.

7.8.8 The Environment Agency's mapping shows that the Site is located within Flood Zone 1 with a low probability of river flooding. The Environment Agency flood map for surface water indicates that the majority of the site is at high risk of surface water flooding. In conjunction with the flood mapping and storage strategy undertaken in relationship to the Ash Road Bridge proposals, and associate impact to the surrounding areas, the application sets aside the western portion of the site for flood mitigation, flood storage, and SUDs.

7.8.9 The applicant's strategy is that all road and roof runoff will drain into a series of SUD ponds located within the landscape areas to the western and northern parts of the site. The attenuation pond has been sized to store and release all surface water runoff from the proposed development at a rate as required to and including the 1 in 100-year plus 40% climate change event [Officer's Note: this would address Policy D15(3c)(4) – Climate change adaptation]. It is likely that the pond may contain some water through most of the year (apart from periods of prolonged low rainfall) due to the high-water table and nature of soils - this will provide a habitat for flora and fauna. The concern raised regarding water safety has been addressed by the application with defensive planting and natural surveillance from the dwellings.

7.8.10 To manage extreme storm events, to ensure residential and neighbouring safety, and to address possible flood storage capacity in relation to the Ash Road Bridge, the topographical profile of the site will be raised for the dwellings to direct surface water run-off away from proposed buildings and toward either landscaped areas, open attenuation, or the existing drainage ditches along the western and northern boundaries of the site. This will provide additional protection against surface water flooding during an exceedance event and will protect neighbouring properties from flooding.

7.8.11 Planning conditions have been recommended to ensure the 'principles' set as part of the application are followed through the detailed design and construction phase of the development. In addition, a verification report has been conditioned. This requires the Applicant to demonstrate that the surface water drainage system has been constructed as designed, with any minor amendments picked up. In addition, a new informative will also be added to the permission which states that 'as part of the submission of information to discharge the surface water drainage planning conditions the Applicant should provide pond liner details and depths in accordance with the manufacturer's recommendations, this should include evidence that a hydrogeologist has reviewed the pond liner design to take account of ground conditions.

7.8.12 The flood and drainage strategy and measures as tabled are acceptable to the LLFA (subject to the imposition of appropriate conditions). In this regard, the application is compliant with the relevant provisions of the NPPF and the Guildford Local Plan.

(7.9) Sustainable energy

7.9.1 National planning policy requires policies and decisions to be in line with the Climate Change Act 2008 and NPPF Paragraph 152 which requires the planning system to '*shape places in ways that contribute to radical reductions in greenhouse gas emissions*'.

7.9.2 Guildford Local Plan Policy D2 (Climate change, sustainable design, construction, and energy) requires that (4) '*Proposals for major development are required to set out in a sustainability statement how they have incorporated adaptations for a changing climate...*' and, (9) '*New buildings must achieve a reasonable reduction in carbon emissions of at least 20 per cent measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).*' Further, the application should be read against Policy D14(1)(4) (Sustainable and low impact development). Requirements within Policy in some cases are required detailed construction resolution and are to be addressed as Conditions.

7.9.3 Climate Change, Sustainable Design, Construction and Energy SPD (2020): the SPD provides guidance for planning policy and sets out the requirements for energy statements and sustainability statements for major developments. The applicant's evidence is reviewed against these requirements

7.9.4 The application has submitted an Energy Statement (Dec 2022) to address current and emerging policy requirements. They note that the proposed development will be built under the next set of Building Regulations (Part L 2023). However, the assessment included within their report has been assessed to the current Part L 2013 Building Regulations, but has also been reviewed to the proposed carbon factors of the new SAP10.2.

7.9.5 The development will reduce regulated CO2 emissions by integrating a range of passive design and energy efficiency measures throughout the dwellings. PV panels (minimum 47.18 kWp) will be integrated across all dwelling types, as indicatively illustrated on the dwelling type elevations (see 'Street Scene' dwgs submitted).

7.9.6 In designing to meet Policy D2 a house type specific approach has been adopted to ensure that all dwellings achieve a minimum 15% through the fabric improvements and an average of 17% across the scheme. Through specification and installation of the above measures a reduction in carbon dioxide emissions of over 20% compared to the Part L 2013 baseline will be achieved. Using the SAP 2012 carbon conversion factors, the site-wide improvement through fabric improvements is 18%, and with the introduction of PV the overall reduction in regulated CO2 emissions is 39%

7.9.7 The application is read against the objectives of the Guildford Local Plan Policy D2 (Climate change, sustainable design, construction, and energy) and Policy D14 (Sustainable and low impact development). Policy D2(9) states that '*new buildings must achieve a reasonable reduction in carbon emissions of at least 20% measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L). This should be achieved through the provision of appropriate renewable and low carbon energy technologies on site and/or in the locality of the development and improvements to the energy performance of the building*'.

7.9.8 The proposed specification for air permeability on all dwellings is 4.0 (a high level of energy efficiency). We note that, if the airtightness calculations is below 5.0, the Council requires applications to submit an Air Leakage Test Report that is to be produced for building control, to make sure the standard is being achieved. Issue to be addressed through the Building Regulations.

7.9.9 Fabric values (wall, door, and floor u-values) as tabled resulted in a carbon reduction through fabric measures of 18%. Dwelling Energy Efficiency Rates are 18.26%, this is better than the Target Energy efficiency rates required in policy. The application exceeds the Council's minimum requirements for fabric values.

7.9.10 The application has increased the number of Photovoltaics (PV) panels from 30.6KWp to 47.18KWp (102 to 125 panels) between the PreApp and submission scheme. The orientation of the PV panels are arranged to maximise sunlight capture. These are illustrated on the Streetscene image to show visual impact. The Council will require the submission of evidence of detailed solar calculations to make sure the standard is being achieved. Issue to be addressed by Condition.

7.9.11 The application evidences a strategy of 'fabric first' and compliance with the new Building Regulations which should achieve the 20% carbon reduction target in Policy D2(9) of the Guildford Local Plan. The application is consequently, as read, compliant with policy.

(7.10) Open space provision

Planning policy

7.10.1 As part of Chp8 'Promoting healthy and safe communities, NPPF Paragraph 92(c) requires applications to '*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, ...walking and cycling*'; and, Paragraph 93(a) '*planning policies and decisions should...a) plan positively for the provision and use of open space*'. It is important to note that such open space is not defined solely as active sport areas such as sport fields, increasingly it is recognised that landscape spaces that accommodate informal play/leisure have both an educational, recreational, and well-being importance and should be encouraged.

7.10.2 Policy ID6 (Open space in new developments) requires that 'Development proposals that would result in a net increase in number of residential units are required to provide or fund open space based on the expected occupancy of the new development and the quantity standards set out in Table ID6a and ID6b. The cumulative requirement is 2.68ha/1,000 people. The occupancy rate is defined in Paragraph 6.19 relating to average occupancy rate for size of dwelling (taken as 5No. 1bed: 1.5p; 15No. 2bed: 2p; 20No. 3bed: 2.5p; 10No. 4bed: 4p; 1No. 5bed: 5p) circa. 132 people [Ref. interpreted Nomis 2011 QS413EW - Guildford]. The application would need to provide circa 0.35ha open space.

7.10.3 In the Planning Statement (December 2022), supported by the Landscape Masterplan (Dwg. 3017-APA-ZZ-GF-LA-L-1002 Rev. PO5), the application evidences the open space provision as a hierarchy of natural play (meadow grasslands, wetland meadows, wildlife ponds and grazing pastures); gravel footpaths, boardwalks, and dipping platforms; and pedestrian and cycle pathways that support the open space strategy.

7.10.4 The Statement notes (Paragraph 7.51) '*the proposed development includes an area of 1.48ha to the north and west of the proposed housing and a detailed landscape masterplan creates a dynamic multifunctional landscape setting within this open space to make it as usable as possible and encourage interaction and foster a connection of residents with the landscape and its ecology*'.

7.10.5 The area of open space to the west will be accessible for most of the year despite being part of the flood compensation area. It has been designed to provide a range of activities for all abilities and ages. The activity strategy focuses on playable landscape and exploratory features using more natural play areas within the areas of amenity green space, whilst interaction with nature and education of the key flora and fauna is also provided. This approach was agreed during pre-application discussions with the Council and is supported by Policy ID6.

7.10.6 Against Policy ID6 Table ID6a, the application evidences '*in quantitative terms, the open space provision amounts to 0.78ha of amenity greenspace and 0.05ha of children's play space thereby meeting the requirements of Policy ID6..., which would calculate at 0.13ha of amenity greenspace and 0.006ha of children's play space*'.

7.10.7 In terms of open space provision, a total area of approximately 0.35 hectares of land is required by policy. The applicant is providing 1.48ha of habitat meadows, informal open space landscape, and informal play opportunities which will form the main amenity space for residents.

7.10.8 While this provision is compliant with policy, there is some concern expressed that the provision for more structured play and related play areas for very young families and more active sport-orientated families is not provided. In terms of Policy ID6, the application site is not of a sufficient size to deliver 'Park and recreation grounds, including playing pitches' i.e. formal playing field space.

7.10.9 Consequently, to address these concerns, it is recommended that a) the Applicant provides some formalised play areas with play equipment within the landscape areas, preferably in closer proximity to the dwellings to promote natural surveillance; and b) the Applicant makes a financial contribution towards the provision or improvement of playing pitches in the vicinity of the site. This is deemed to be acceptable to mitigate the impacts of the development and will ensure that an appropriate facility is available for residents of the site to use.

7.10.10 It must be noted that the approach to create a more nuanced landscape that promotes habitat diversity, provides for alternative forms of outdoor activity that promotes active lifestyle and well-being across diverse age-groups and abilities, and takes a more informed approach to how developments provide a landscape and open space framework to respond to creating local biodiversity, is most welcome and strongly supported.

(7.11) Impact on trees and vegetation

7.11.1 The Guildford Local Plan Policy P6 (Protecting important habitats and species), and BS5837 (2012) 'Trees in relation to design, demolition and construction' sets out the requirement to address the impact of development on existing trees and treed hedgerows within or framing the site. In this regard we note the existing landscape has some distant value in terms of the setting to the Listed Building which will require address in design.

7.11.2 There are no Tree Preservation Orders protecting the trees or tree groups within the site. There are no Veteran Trees within the site.

7.11.3 There is a registered Ancient Woodlands (Natural England Ref. 17422 – Ancient and Semi-Natural Woodland) to the east of the site between the adjacent site open field and Harpers Road. As the site is further than 15m away from the Woodlands, the buffer zone requirement to protect such woodlands is not required.

7.11.4 The Applicant has submitted a Tree Survey and Impact Assessment (Ref. 1828-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment; Dec 2022; Rev. C) and its Summary of Impact Assessments concludes that '*The proposed development results in the loss of very few trees, all of which are low quality and value*'.

7.11.5 It is considered that the Assessment complies with the objectives of policy; where applicable, recommendations and/or identified matters will be secured by Condition. Subject to conditions identified, the application is deemed to be compliant with NPPF Paragraph 180(c).

7.11.6 It is noted that the application conserves and enhances the treed landscape frame to the site, allowing for the management, succession, and biodiversity habitat enhancement of the existing landscape to be retained and augmented. The landscape strategy addresses the screening of the development from the distant setting of the Listed Building with the introduction of new tree and treed hedgerow planting. The considerable site area given over to landscape and approach is to be welcomed.

(7.12) Impact on ecology

7.12.1 In terms of context, there are several designated ecological sites located in close proximity to the site, including <1km statutory designated Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) and the Thames Basin Heaths Special Protection Area (SPA); and <2km of the Ash to Brookwood Heaths SSSI located approximately 700 m to the north of the Site and the Basingstoke Canal SSSI located approximately 1.2 km to the northwest of the Site; Lakeside Park Local Nature Reserves (LNR); and, non-statutory designated Sites of Nature Conservation Interest (SNCI).

7.12.2 A Habitat Regulation Assessment Screening Note (May 2022) was undertaken to consider likely significant impacts arising from the delivery of the proposed Policy A31 strategic site allocation (then applicable to this application) on the Thames Basin Heaths Special Protection Area (TBHSPA) as a composite site as protected under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). Council correspondence notes agreement that this can be undertaken by a SANG land agreement. A specific SANG assessment has been prepared and submitted to Natural England, and see Thames Basin Heath SPA below.

7.12.3 Officers note that the Local Plan has been subject to a Habitat Regulations Assessment. This concluded that the development of this site, given it is allocated within said Local Plan, will not have a significant effect upon the Thursley, Ash, Pirbright & Chobham SAC. The closest SSSI, Ash to Brookwood Heaths, is also covered by the above-mentioned SAC designation, as such, for the same reasoning as provided above for the SAC, no significant impact on the SSSI from the proposed development is predicted.

7.12.4 The application contains various surveys, technical information, drawings, and reports which are submitted to address environmental/ habitat and technical policy requirements. The Preliminary Ecological Appraisal (May 2022) notes that the application's strategy is to establish the ecological value of this site and the presence/ likely-absence of notable and/or legally protected species in order to inform appropriate mitigation, compensation, and enhancement actions in light of proposed development works.

7.12.5 The surveys identify that the site, currently used as grazing and paddocks, is dominated by habitats of negligible to low ecological value. The loss of these habitats is therefore of low significance, whilst habitats of elevated value (namely treed hedgerows) are largely retained, aside from short sections to allow for site access. Faunal species are not considered to present any significant constraints to development of the site, although a number of mitigation measures are proposed, which will help to protect bats, Great Crested Newt (GCN), reptiles and small mammals, such as Hedgehog.

7.12.6 Further surveys may be required to identify activity levels of bats on site; establish presence/likely absence of bats in the buildings proposed for removal or that could be impacted by the proposed development and ascertain the presence/likely absence of GCN and reptiles. Details are provided within this report on the appropriate survey methodology. Issue to be addressed by Condition.

7.12.7 It is understood that the identified badger sett will not be impacted by the works and as such no further survey is recommended.

7.12.8 UK BAP Priority habitat exists on site in the form of hedgerow and broadleaved woodland. These habitats should be retained on site where possible and protected during the construction phase. Any priority habitat lost should be adequately compensated for through on-site landscaping and retained habitats should be enhanced where possible. The current landscaping proposals retain, protect, and enhance the majority of the more ecologically valuable habitat on site e.g. the hedgerows, ditch, woodland, and improved grassland areas not subject to grazing. Furthermore, new high value habitats are proposed to be created including wildflower grassland, wetland meadow, a new pond and native buffer planting; all to mitigate impact and are supported. Recommended ecological enhancements are specified within the Applicant's report, these enhancements target UK Biodiversity Action Plan (BAP) species/habitats, to help enhance the qualitative biodiversity value of the site post-development.

7.12.9 The enhancements suggested aim to create a net gain in biodiversity value on site (as to be evidenced using the Natural England Metric 3.1 Methodology) ensuring the application meets both national and local standards in planning and biodiversity. It is recommended that the ecological enhancement measures, as well as the maintenance and monitoring to ensure the long-term success of the enhancements, are detailed within a Construction Environmental Management Plan (CEMP) which is to be secured through condition.

7.12.10 The application's Phase 2 Ecology Surveys (Oct 2022) notes '*Upon successful implementation of all mitigation compensation and enhancement measures, the development proposals are considered to result in either neutral or positive residual impacts on each of the specified ecological receptors during both the construction and operational phase of the development, and proposals are considered to be in full compliance with legislation and policy surrounding the protection of protected species and green infrastructure*'. '*Mitigation measures based on the results above are stated within this report in Section 6. Greater detail of these actions should be provided in Environmental Management Plan (EMP), which should be made a condition of planning*'. To be detailed within a Construction Environmental Management Plan (CEMP).

7.12.11 Surveys: Great Crested Newt eDNA survey (May 2022): Applicant's conclusion was that the potential for GCN to use the site was considered negligible.

7.12.12 We note that applicable surveys and recommendations relating to badgers, bats, roosting birds, reptiles, invertebrates, and hedgehogs are addressed in the Preliminary Ecological Appraisal.

7.12.13 The Site is not subject to any existing landscape designations. UK BAP Priority habitat exists on site in the form of hedgerow and broadleaved woodland.

7.12.14 The application evidences Biodiversity Net Gain in their Biodiversity Impact Assessment (Nov 2022). The assessment aimed to quantify the predicted change in ecological value of the site in light of the proposed development to assess compliance against local and national planning policy. The proposed habitat creation includes 0.98ha of hardstanding, 0.84ha of native wildflower grassland, 0.11ha of wetland meadow, 0.58ha of amenity grassland, 0.12ha of mixed scrub buffer planting, 0.09ha of introduced shrub, 0.02ha of pond habitat; and, the planting of 70 new street and open space trees. Further, the application retains and enhances 0.64km of hedgerow to be retained along with 0.06ha of woodland and 0.55ha of modified grassland.

7.12.15 The proposals stand to result in a net gain of **6.38** biodiversity units associated with area-based habitats compared with pre-development value. This equivalent to a total net increase of **74.5%** in ecological value (the existing hedgerows will be retained on site, therefore the hedgerow units remain the same). This biodiversity uplift to the site is significant.

7.12.16 Detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management to be provided within a Construction Ecological Management Plan (30 years) or as a separate report, secured through planning condition.

7.12.17 It is considered that the submitted evidence complies with the objectives of policy; where applicable, recommendations and/or identified matters will be secured by condition.

(7.13) Impact on air quality and noise

7.13.1 The Guildford Local Plan Policy P6 (Protecting important habitats and species), P9 (Air quality), Policy D11 (Noise impacts), and Policy A31(12) inter alia sets out the requirement to address the impact of development on and from the surrounding context. In this regard we note the impact of the A31 and A331 in the vicinity of the site, and the impact of the railway line abutting the south boundary to the south.

7.13.2 The application's Air Quality Assessment (June 2022) describes the baseline air quality within the study area and considers the suitability of the site for the proposed development and the potential impact of the proposed development on local air quality during both the demolition, construction, and the operational phases.

7.13.3 The Assessments notes that taking into consideration the anticipated volumes of demolition and construction traffic, the maximum duration of the demolition and construction phase and the anticipated implementation of a CEMP, it is judged that the overall effect of emissions from development-generated traffic on existing sensitive human and ecological locations is likely to be 'not significant'.

7.13.4 The impact of local air quality on future residents at the proposed development site has been considered. Taking into consideration the proximity of the development site to nearby emission sources and baseline air quality conditions within the site and in the local area, it is anticipated that pollutant concentrations within the site will be well below the relevant objectives. As such, it is judged that new residents of the proposed development will experience good air quality and that the site is suitable for its proposed end-use.

7.13.5 The Assessment recommends a Dust Management Plan (DMP) should be submitted prior to works commencing on site. Issue to be secured by Condition (within CMP).

7.13.6 The application's Noise and Vibration Assessment (December 2022; Rev. B) reviews the properties along the southern boundary which will be near trains passing along the rail line adjacent to the site boundary. Façades facing the rail line will require upgraded glazing specification to control internal noise levels' (refer to Table 9: Required minimum attenuation values for glazing and Figure 13). Issue to be secured by Condition.

7.13.7 The Assessment found that, due to the elevated noise levels measured during train pass-by's along the southern boundary, property facades facing the rail line will require upgraded ventilation' (refer to Table 10: Required minimum attenuation values for ventilation and Figure 13). Issue to be secured by Condition.

7.13.8 Further, these dwellings require the provision of 2m high close boarded timber fences to the end rear gardens to mitigate noise from the rail line' (refer to Figure 14). Issue to be secured by Condition (with reference to BS8233).

7.13.9 A detailed Construction Noise and Vibration Management Plan is required that considers the impact of noise and vibration on nearby noise sensitive receivers. Issue to be secured by Condition within the CTMP (with reference to BS5228).

7.13.10 It is concluded that this assessment demonstrates that the site is suitable for residential development subject to the recommendations included in this report. It is considered that the Assessments complies with the objectives of policy; where applicable, recommendations and/or identified matters will be secured by Condition.

(7.14) Thames Basin Heaths SPA

7.14.1 The Council has adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017 which provides a framework by which applicants can provide or contribute to Suitable Alternative Natural Greenspace (SANG) within the borough which along with contributions to Strategic Access Management and Monitoring (SAMM) can mitigate the impact of development.

7.14.2 The proposed development is located within the 400 metre to five kilometre buffer of the SPA. As there are no Council owned SANGs in the catchment of the site, the applicant has indicated that they will secure SANG capacity in one of the SANGs which are operational in the Ash and Tongham area. This will provide the mitigation for the proposal. It is noted that a Grampian style condition is recommended which states that the housing development cannot be implemented until the SANG capacity identified for this application has been delivered, secured and is in operation. The applicant will also be responsible for paying the SAMM contribution and this will be secured through the legal agreement.

7.14.3 Given the Grampian condition, it is considered that the proposal would be compliant with the objectives of the TBHSPA Avoidance Strategy SPD 2017 and policy NRM6 of the South East Plan 2009.

(7.15) Planning contributions and legal tests

7.15.1 The three tests as set out in Regulation 122(2) require S106 agreements to be: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and, (c) fairly and reasonably related in scale and kind to the development. If all other aspects of the application were deemed to be acceptable, then the following contributions could be secured by way of a S106 agreement.

7.15.2 Ash Road Bridge infrastructure: the application is required to make a financial contribution to Ash Road Bridge, infrastructure required to unlock the strategic allocation and re-direct pressures on the surrounding roads. On this basis, the contribution is directly related to the application to enable accessibility and mobility. These measures all help to mitigate the impact of the proposal on the surrounding highway network and are necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122. Sum: £608,226

7.15.3 Affordable housing: the requirement for affordable housing has been set out above. The legal agreement would secure the provision of the number of affordable units, as well as their tenure and mix, so that the application is compliant with local and national policies. The obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

7.15.4 SANG land: this is required as a combination of two avoidance and mitigation measures (SANG and SAMM) put in place to protect the Thames Basin Heaths from the impacts of new residential development. The Applicant has agreed to commit to a private SANG land agreement (This application falls within the catchment of Ash Green Meadows SANG and Manor Farm SANG, both of which may have capacity but to be concluded by Applicant and evidenced accordingly) to address this requirement from Natural England to protect and mitigate sensitive landscapes of importance.

7.15.5 SAMM Tariff: this tariff is required as a combination of two avoidance and mitigation measures (SANG and SAMM) put in place to protect the Thames Basin Heaths from the impacts of new residential development. The tariff is a requirement from Natural England to protect and mitigate sensitive landscapes of importance. Based on their Tariff Guidance, a contribution of has been agreed with the applicant. Sum: £47,988.23

7.15.6 Off-site Open Space Provision: while the application provides a range of on-site children's play space, the application will make use of surrounding facilities and put pressure on existing children's play spaces in the area. It is considered reasonable to require a contribution to mitigate this impact. Based on the play space tariffs set out in the Council's Planning Contributions SPD (amended April 2022), a contribution has been agreed with the applicant. Sum: £156,052.68

7.15.8 SCC Highways: the application and SCC have identified measures required towards highway safety improvements to address pedestrian and cyclist connections between the site and Ash Station. This requires improvements to the Public Right of Way footpath towards Ash Station. A contribution has been agreed with the applicant. Sum: £61,200

7.15.9 SCC Cycle voucher scheme at £100/dwelling. Sum: £5,100

7.15.10 SCC Travel Plan Statement monitoring contribution: £6,150

7.15.11 The S106 will include a requirement that the adjoining developments are given free and unfettered access to the application's estate roads (private) so that the accessibility requirements set out in the Strategic Development Framework SPD can be achieved.

These measures all help to mitigate the impact of the proposal on the surrounding highway network and are necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

7.15.12 SCC Education: the application is likely to place additional pressure on school places in the area at early years, primary and secondary level. The application consequently makes financial contributions to address/ mitigate these impacts. Surrey County Council as the Education Authority provides a list of projects which contributions would be allocated to, and these are considered to be reasonable and directly related to the application. The total education contribution has been agreed with the applicant (28 November 2022). Sum: a) Early years contribution £48,341; b) Primary contribution £238,524; c) Secondary contribution £220,225: Total sum: £507,091

7.15.13 Surrey and Sussex Police: the proposal as a whole has the potential to increase pressures on existing policing resources in the area. Surrey Police note that the application site is currently a greenfield site which when built upon will create an additional demand upon the police service that does not currently exist. The police will need to recruit additional staff and officers and equip them. A contribution has been agreed with the applicant. As the contribution is required to mitigate the impacts of the development, the obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122. Sum: £12,221.25

(8) FINAL BALANCING EXERCISE

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be taken in accordance with the development plan unless material considerations indicate otherwise. This requires a broad judgement regarding whether the development accords with the plan read as a whole. NPPF Paragraph 11 states that *'plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means...approving development proposals that accord with an up-to-date development plan without delay'*. This is itself an important material consideration. The application forms part of allocated site A31 and is important for helping to deliver the housing identified in the Development Plan for this area. Overall, and taken as a whole, the proposal is considered to accord with the development plan. Therefore, the presumption is that the application should be approved without delay.

8.2 It is noted that the heritage harm identified above must be considered and balanced against the benefits of the proposal. NPPF Paragraph 202 requires a balance of the heritage harm against the public benefits of the scheme. That balance has been carried out, and the assessment concludes that the public benefits of the application outweigh the heritage harm identified, even taking account of the great weight and considerable importance afforded to the heritage harm.

8.3 However, identified harms resulting from the proposal must also be assessed, together with the heritage harm, and these should also be balanced against the benefits of the proposal. This final balancing exercise is set out below. In assessing the weight to be afforded to harms / benefits, officers have applied a scale which attributes **moderate, significant, or substantial** weight to each identified harm / benefit. Having attributed such weight, an overall judgement is then required regarding the balance of harm vs benefit.

8.4 The provision of 51 market and affordable dwellings (40%), in a mix which is deemed to be acceptable, is a sizeable contribution to the housing supply of the area against policy objectives; attribute - **significant weight**.

8.5 The application provides a very considerable habitat and landscape open space on the site which will be accessible to both existing and future residents of the area. The application delivers significant BNG habitat value to the site and contributes to a new landscape narrative for the broader A31 strategic allocation; attribute - **moderate weight**.

8.6 The application delivers on and off-site ecological conservation and enhancement. There would be the introduction of native tree and hedgerow planting, SUD landscapes and improvements to the stream, in total creating habitat diversity to the site not currently there; attribute - **moderate weight**.

8.7 The associated benefits including short-term employment to the construction industry; supporting Guildford and Ash's growth as a local employment, commercial and retail centre; and, further economic benefits from the spend of future occupants, which should be afforded **moderate weight** in favour of the application. Paragraph 81 of the NPPF suggests significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities generated by development.

8.8 While it is acknowledged that the contributions secured through this application are required to make the proposal acceptable in planning terms, they do nonetheless result in wider public benefits. The contributions will help to improve local facilities and will also assist in the delivery of the new road bridge to remove the level crossing at Ash station; attribute - **moderate weight**.

8.9 The application sets aside open space to address flood storage capacity to ensure residential amenity and safety; attribute - **significant weight**.

8.10 The application would help to improve pedestrian and cyclist accessibility and highway safety in the area by delivering a network of routes in conjunction with surround site. It is important to note that this issue was raised as concern by local residents and the Parish Council; attribute - **significant weight**.

8.11 The benefits of the application are wide ranging and long lasting. The harm resulting from the proposal is to the peripheral setting of the heritage assets, a factor which must be given great weight. However, as noted above, this is clearly outweighed by the public benefits of the proposal. Overall, it is considered that the benefits associated with the proposal do outweigh the identified harm.

(9) CONCLUSION

9.1 It is considered that the application accords with planning policy and delivers against the objectives of NPPF Paragraph 8 'Sustainable development'. The site is an allocated site within the Guildford Local Plan as identified in Policy A31 'Land at the south and east of Ash and Tongham' and forms part of Policy S2 'Planning for the borough - our spatial development strategy' to inform the Guildford Local Plan as adopted. The collective Strategic Site is now designated as being part of the urban area of Ash and Tongham. Whilst there would be an inevitable change in the character and appearance of the area, the principle of development has already been found to be acceptable.

9.2 The application would contribute to the Council's objectives of delivering homes, enabling inward investment, and securing long-term environmental gains within the designated strategic site and surrounds as identified in the Local Plan.

9.3 While it is acknowledged that the proposal results in some harm to the peripheral setting of the listed buildings on the Ash Manor complex, the harm has been reduced through the provision of a landscaped buffer to the western boundary facing the heritage asset. Furthermore, the cumulative harm from other applications has to be considered. The harm has been identified as being at the lower end of less than substantial. An assessment has been carried out which concludes that, taking all relevant matters into account, the identified heritage harm is outweighed by the numerous public benefits which are generated by the proposal.

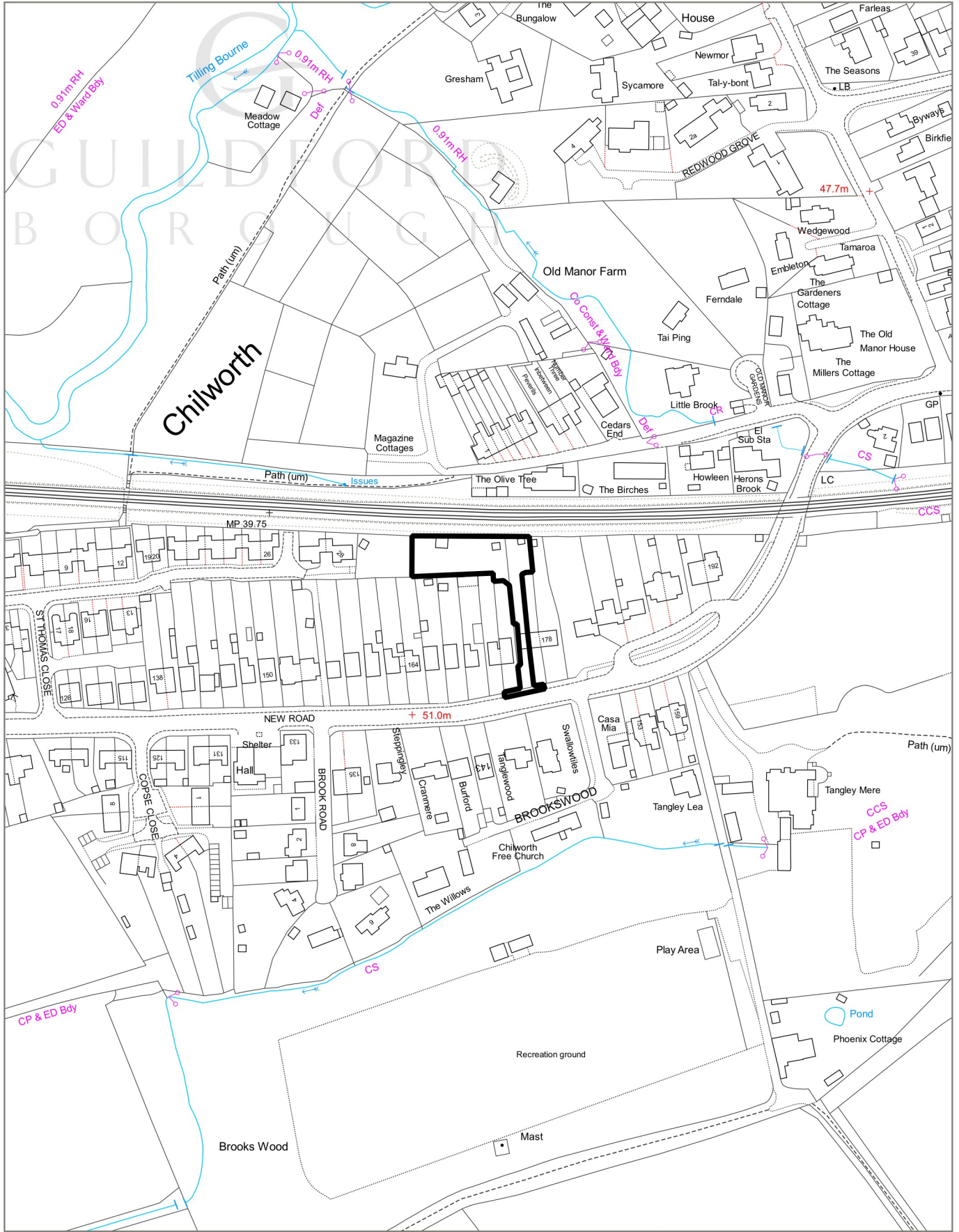
9.4 The application does not conflict with any policies that protect surrounding and/or environmentally sensitive areas (Thames Basin Heaths SPA et al), and proposes SANG mitigation in line with policy.

9.5 The application would provide a net gain of 51 residential units, which would be in accordance with housing delivery commitments in the Guildford Local Plan. This includes the provision of 40% affordable housing units, which are of a size and mix which is acceptable to the Council's Housing Officer. The proposed dwellings are considered to provide a good level of internal and external amenity for future residents, fully compliant with the NDSS. There would be no unacceptable harm to neighbouring residents. Subject to conditions, the scheme would also be acceptable in terms of highway safety, drainage, trees, ecology, archaeology, and sustainable construction.

9.6 Overall, the assessment concludes that the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework and the Guildford Local Plan taken as a whole. As such, the proposal is deemed to be compliant with the Development Plan and subject to the conditions and S106 agreement securing the contributions set out above, the application is deemed to be acceptable and is **recommended for approval**.

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22/P/01831 - Land To The Rear Of 164 - 176, New Road, Chilworth



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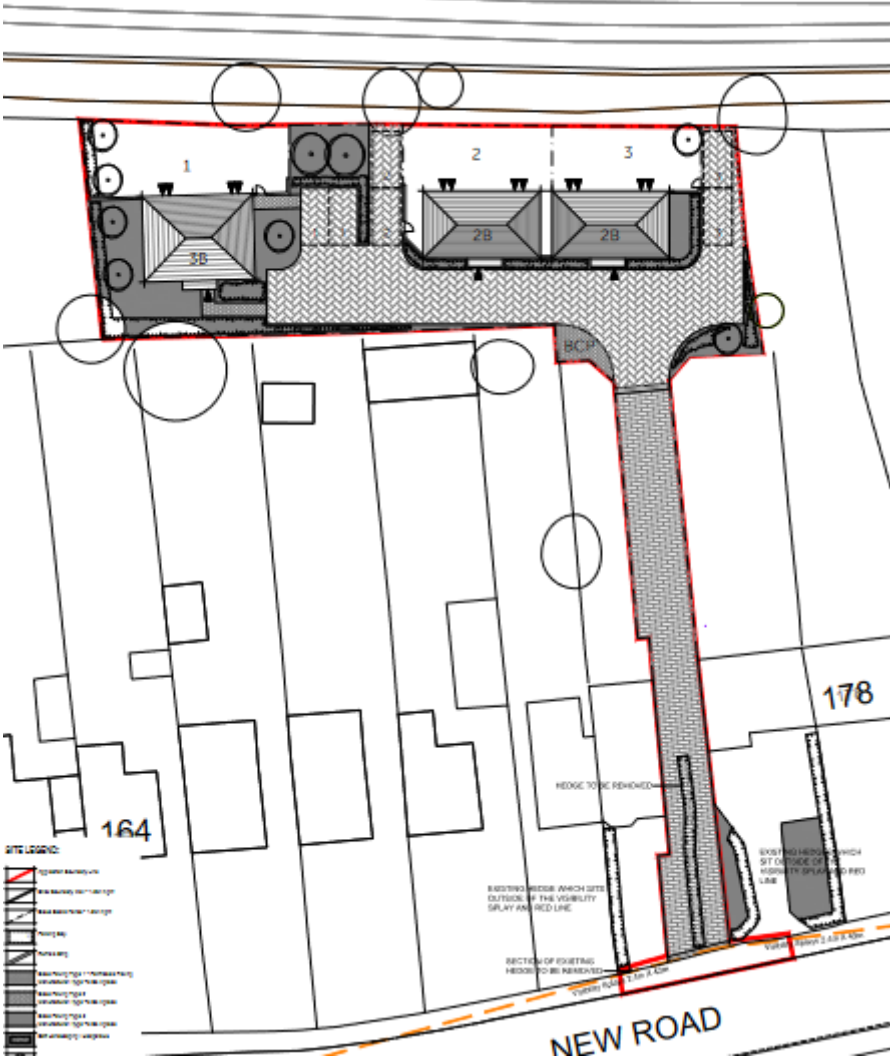
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Print Date: 12/04/2023



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22/P/01831 – Land to the rear of 164 – 172 New Road, Chilworth



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App No: 22/P/01831 **8 Wk Deadline:** 31/05/2023
Appn Type: Full Application
Case Officer: Katie Williams
Parish: Shalford **Ward:** Shalford
Agent : Mrs R. Gall **Applicant:** N/A
Solve Planning Ltd BlackOnyx Projects Limited
Cheyenne House C/O Agent
West Street
Farnham --
Surrey
GU9 7EQ

Location: Land to the rear of 164 - 176, New Road, Chilworth, GU4 8LX
Proposal: Erection of 3 no. two storey dwellings with associated parking and landscaping together with formation of vehicular access.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because 20 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The proposal is for the erection of 3 no. two storey 3 bedroom dwellings with associated parking and landscaping together with formation of vehicular access.

Parking: 6 spaces (2 per dwelling)

Amended plans (received 3 February 2023 and 6 April 2023):

- show increased soft landscaping / planting proposed within the site
- show a bin collection point proposed at the entrance to the site, in close proximity to New Road
- additional plan and swept path analysis drawings to show proposed access in relation to accesses to adjacent dwellings

Summary of considerations and constraints

The proposal for residential development is acceptable in principle and would deliver three new 3 bedroom dwellings in a sustainable location close to village amenities.

The revised proposal has addressed the concerns raised under the previous application with regard to the impact on the character of the area. It is concluded that the proposed development would not harmfully affect the character or appearance of the surrounding area.

Taking into account the appeal decision relating to 21/P/01761, it is concluded that there would not be an unacceptable impact on neighbouring amenity and the proposed development would comply with the Nationally Described Space Standards.

The application has satisfactorily addressed concerns regarding surface water drainage and impacts on ecology would be mitigated and biodiversity enhancements can be secured by condition. The development would not give rise to conditions prejudicial to highway safety. For these reasons it is concluded that planning permission should be granted subject to conditions.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

received 28 October 2022:

ESL.02 REV A

LP.02 REV A

CSS.02 REV

8210126/6101 Rev C (Appendix E of Transport Statement)

received 23 November 2022:

P.1.E REV B

P.1.P REV B

P.2.E REV B

P.2.P REV B

P.3.E REV B

P.3.P REV B

amended plans received 6 April 2023:

SL.02 REV D

RSL.02 REV D

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Prior to development above the damp proof course level (dpc) details and samples of the proposed external facing and roofing materials including colour and finish shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Reason: To ensure that the external appearance of the building is satisfactory.

4. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to New Road has been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. 8210126/6101 Rev C, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans 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: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

6. 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 and maintained.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

7. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge Electric Vehicle charging socket (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 maintained.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

8. 5. 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) measures to prevent the deposit of materials on the highway
(e) 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: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

9. Prior to commencement of construction work, the developer shall submit for approval, details of insulation to each residential unit, which would be able to achieve the internal ambient noise levels for living areas and bedrooms in accordance with recommendations given in BS 8233:2014. It shall also include the details of alternative ventilation scheme for each dwelling in accordance with the requirements of Building Control Regulations 2010, Approved document F. The installation shall be fully completed in accordance with the approved details and shall thereafter be maintained in perpetuity.

BS8233: 2014 Table4:

Indoor ambient noise levels for dwellings

Activity Location 07:00 to 23:00 23:00 to 07:00

Resting Living room 35dB LAeq, 16hr - -

Dining Dining room/area 40dB LAeq, 16hr - -

Sleeping (daytime resting) Bedroom 35dB LAeq, 16hr 30dB LAeq, 8hr

Reason: In the interests of residential amenity

10. No development shall take place until an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP), all in accordance with British Standard 5837:2012, has been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until tree protection measures and any other pre-commencement measures as set out in the AMS and TPP, have been installed/implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on and adjacent to the site which are to be retained in the interests of the visual amenities of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

11. No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels with datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In order to ensure the height of the development is appropriate to the character of the area and in order to safeguard the amenities of the occupiers of neighbouring properties. It is considered necessary for this to be a pre-commencement condition to assess the building heights prior to works commencing on site, this goes to the heart of the planning permission.

12. Prior to first occupation full details, of both hard and soft landscape proposals, to include:

- a) details of new tree planting (including species type, number, size);
- b) details of proposed boundary treatments for all boundaries of the site, including along the new access road and at the entrance to the development;
- c) details of hard surface materials; and
- d) a schedule of landscape maintenance for a minimum period of five years;

shall be submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and maintained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

13. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting sooner with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

14. The development shall be carried out in accordance with the energy efficiency measures set out in the Sustainability and Energy Statement from Bluesky Limited dated 20 October 2022.
The approved details shall be implemented prior to the first occupation of the development and maintained as operational thereafter.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

15. The development shall be carried out in accordance with the sustainability measures set out in the Sustainability and Energy Statement from Bluesky Limited dated 20 October 2022 and the Climate Change and Sustainable Development Questionnaire submitted with the application.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development.

16. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

17. No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste would be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced. It is considered necessary for this to be a pre-commencement condition to assess waste minimisation prior to works commencing on site, this goes to the heart of the planning permission.

18. The development shall be carried out in accordance with the recommended mitigation measures set out in the Flood Risk and Drainage Statement (by Glanville, dated 6 August 2021).

Reason: To ensure the development does not increase flood risk on or off site.

19. No development shall commence until an appropriately detailed Reptile Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed mitigation strategy.

The document should include, but not be limited to:

- a) A map showing the results of the reptile surveys
- b) Precautionary method of works
- c) Map showing the location of receptor sites
- d) Carrying capacity assessment of receptor site.

Reason: To safeguard protected species. It is considered necessary for this to be a pre-commencement condition to assess the mitigation for protected species prior to works commencing on site, this goes to the heart of the planning permission.

20. No development shall commence until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented only in accordance with the agreed CEMP.

The CEMP should include, but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Responsible persons and lines of communication
- e) Use of protected fences, exclusion barriers and warning signs

The approved details shall be implemented as approved for the course of the construction works.

Reason: To ensure the adequate protection of protected species and habitats. It is considered necessary for this to be a pre-commencement condition to assess the mitigation for the environment and habitats prior to works commencing on site, this goes to the heart of the planning permission.

21. Prior to first occupation, details shall be submitted to and approved in writing by the Local Planning Authority to show that the bin collection area shown on drawing number SL.02 rev D would accommodate 6 wheelie bins (waste/recycling and garden waste) and 3 food caddies. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To provide satisfactory servicing of the development.

22. No development shall commence until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented only in accordance with the agreed LEMP.

The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Aspect Ecology report. It should provide the Local Planning Authority with the assurance that the project would provide net gains for biodiversity. It should include, but not be limited to following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan would be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action would be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- k) Sensitive Lighting Strategy.

The development shall be implemented in accordance with the approved details and thereafter maintained. It is considered necessary for this to be a pre-commencement condition to assess the mitigation for the environment and habitats prior to works commencing on site, this goes to the heart of the planning permission.

Reason: To ensure the adequate protection of protected species and habitats.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was not sought prior to submission. Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

3. Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests that the applicant / developer follows the Asset Protection informatives attached to the consultation response from Network Rail received by the LPA on 21 December 2022 which are issued to all proposals within close proximity to the railway. Should you wish to discuss any of the informatives, please contact our Asset Protection team via AssetProtectionWessex@NetworkRail.co.uk.

4. 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 or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-cross-overs-or-dropped-kerbs.
5. 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/road-permits-and-licences/the-traffic-management-permit-scheme>.
6. 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.
7. 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).
8. The applicant is expected to ensure the safe operation of all construction traffic in order 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. 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.

9. 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 – this will be at the developer's own cost.

10. 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.

Officer's Report

Site description.

The site is located within the identified settlement of Chilworth, which is inset from the Green Belt. The site is within 5km to 7km of the Thames Basin Heaths Special Protection Area.

The site is formed of the northern part of the 'L Shaped' garden of no. 174 and the northern end of the long garden to no. 176. The L-shaped garden extends behind the rear gardens of 172 to 164 New Road. The land is enclosed with existing planting at the boundaries. There are a number of existing outbuildings on the site. The trees are not afforded protection as the site is not in a conservation area and they are not served with a Tree Preservation Order (TPO). The site is mainly laid to grass. The site is bounded to the north by the railway line. To the south of the site are residential dwellings fronting New Road.

There is existing residential development at St Thomas's Close to the east which also sits behind the rear gardens of properties fronting New Road. Beyond the railway to the north the land is designated as an Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV), with the land rising up towards St Martha's Church.

A new vehicular access is proposed from New Road, running between the existing dwellings at 174 and 176 New Road. The land slopes down gently from New Road towards the northern part of the application site, adjacent to the railway line.

Proposal.

Erection of 3 no. two storey 3 bedroom dwellings with associated parking and landscaping together with formation of vehicular access.

Parking: 6 spaces (2 per dwelling)

Amended plans (received 3 February 2023 and 6 April 2023):

- show increased soft landscaping / planting proposed within the site
- show a bin collection point proposed at the entrance to the site, in close proximity to New Road
- additional plan and swept path analysis drawings to show proposed access in relation to accesses to adjacent dwellings

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
21/P/02528	Erection of 5 no. two storey dwellings with associated parking and landscaping together with formation of vehicular access.	Refuse 05/05/2022	N/A
21/P/01761	Erection of 5 no. two storey dwellings with associated parking and landscaping together with formation of vehicular access.	Non Determination 21/10/2022	DISM 17/08/2022

The above applications were for identical proposals. The reasons for refusal for both applications were the same, as follows:

1) The proposed development, due to the number of dwellings, proposed layout and small plot sizes, narrow access and expansive areas of hardstanding, with no space available for meaningful soft landscaping, would result in an overly cramped and stark form of development that will be out of keeping with the character of the area and will have a detrimental impact on the rural context and character of the surroundings. Furthermore, significant areas of existing trees, hedging and planting will be lost as a result of the proposed development with very limited soft landscaping proposed to replace it. This will result in harm to the visual amenity these trees and vegetation currently provide. The proposal is therefore contrary to Policy D1 of the 2019 Local Plan, Policies G5 and NE5 of the Guildford Borough Local Plan 2003 (As saved by CLG Direction on 24.09.17) and Para 130 of the NPPF and the National Design Guide.

2) The proposed floor space of 'bedroom 2' in each of the proposed dwellings does not meet the Nationally Described Space Standards. The proposal is therefore contrary to Policies H1 and D1 of the 2019 Local Plan.

3) The proposed development, due to the position of the proposed access road and its proximity immediately adjacent to the rear gardens of neighbouring properties 174 and 176 New Road, would result in the introduction of a significant number of vehicle movements and comings and goings along the boundaries with these properties. This would result in an unacceptable noise and disturbance to the occupants of these neighbouring dwellings and a subsequent detrimental impact on the amenities they currently enjoy. The proposal is therefore contrary to Policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

Consultations.

Statutory consultees

County Highway Authority:

- Vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times.
- Refuse collections would be carried out within the development site and the swept path analysis that has been provided is satisfactory. [*Officer note: Amended plans received 6 April 2023 show a bin collection point proposed close to the entrance to the site. As a result it is proposed that refuse vehicles will not need to enter the site for refuse collections*]
- It is not considered that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network.
- The Highway Authority considers that the proposal would not have a material impact on highway safety.

Thames Water:

- No comments

Network Rail:

- Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests that the applicant / developer follows the Asset Protection informatives attached to the consultation response from Network Rail received by the LPA on 21 December 2022 which are issued to all proposals within close proximity to the railway.

Internal consultees

Head of Environmental Health and Licensing:

- No objection, subject to recommended condition.

Operational Services:

- Further to receipt of amended plan showing proposed bin presentation point at the entrance to site, adjacent to New Road, no objection.

Non-statutory consultees

Surrey Wildlife Trust

- advise that a Reptile Mitigation Strategy, Construction Environmental Management Plan and Landscape and Ecological Management Plan are secured through planning conditions, if the application is approved.

Shalford Parish Council

Objects, with the following concerns:

- access to the site shows no drainage arrangements, no footpath and an extremely limited splay where it joins New Road
- access is too narrow for suitable access in and out as there is not sufficient space for two vehicles to pass
- not clear from the drawings how access and egress from existing houses and any new development can safely co-exist
- visibility at access
- safety of access for service vehicles
- this site has not been identified in the current GBC Land Availability Assessment (LAA)
- impact on AGLV and AONB
- flooding concerns

Third party comments:

19 letters of representation have been received raising the following objections and concerns:

- does not address the original reasons for rejecting the development
- highway safety concerns
- insufficient access, danger to road users and pedestrians
- consistently a row of parked cars opposite to the proposed new access road
- impact on wildlife corridor, including protected grass snakes, slow worms and bats
- flooding and drainage
- light pollution
- not in keeping with the area
- site too small for a development of this size
- proximity to railway line
- access is narrower than other developments in Chilworth and would set a precedent
- no boundary details for the access road such as landscaping / fencing
- traffic generation and congestion, particularly at school pick up and drop off times
- noise and disturbance from proposed use
- pollution
- infrastructure capacity
- no visitor parking, resulting in additional cars parked on the main road (New Road)
- no provision for pedestrian access to the new development
- concerns re disabled access
- reduced space for parking to the front 174 New Road
- removal of greenery and trees

- loss of biodiversity
- overdevelopment of the site
- Brookwood Lane has been left off the map [Officer note: the lane opposite the site is visible on the site location plan]
- where are the utility services coming from?

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

Planning Policy Guidance (PPG)

National Design Guide (NDG)

Guildford Borough Local Plan: Strategy and sites 2015-2034 (LPSS)

The Guildford borough Local Plan: strategy and sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.46 years based on most recent evidence as reflected in the GBC LAA (2022). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 8, this is therefore greater than the threshold set out in paragraph 222 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

The following policies are relevant:

S1: Presumption in favour of sustainable development

H1: Homes for all

P4: Flooding, flood risk and groundwater protection zones

P5: Thames Basin Heaths Special Protection Area

D1: Place shaping

D2: Climate change, sustainable design, construction and energy

ID1: Infrastructure and delivery

ID3: Sustainable transport for new developments

ID4: Green and Blue infrastructure

Guildford Borough Council: Development Management Policies (LPDMP) March 2023:

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

Policy P6: Protecting Important Habitats and Species
Policy P7: Biodiversity in New Developments
Policy P11: Sustainable Surface Water Management
Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
Policy D5: Protection of Amenity and Provision of Amenity space
Policy D6: External Servicing Features and Stores
Policy D8: Residential Infill Development Proposals
Policy D10: Noise Impacts
Policy D14: Sustainable and Low Impact Development
Policy D15: Climate Change Adaptation
Policy D16: Carbon Emissions from Buildings
Policy ID10: Parking Standards

Supplementary planning documents:

Climate Change, Sustainable Design, Construction and Energy SPD 2020
Planning Contributions SPD 2017
Thames Basin Heaths Special Protection Area Avoidance Strategy 2017
Residential Design SPG 2004
Parking Standards for New Development SPD (March 2023)

Other guidance:

Surrey County Council Vehicular and Cycle Parking Guidance 2023

Planning considerations.

The main planning considerations in this case are:

- appeal decision on 21/P/01761 (appeal decision is appended to the agenda)
- changes from previous schemes
- the principle of development
- housing mix
- design and character
- impact on AONB / AGLV
- living environment for future occupiers
- the impact on neighbouring amenity
- the impact on highway safety and the level of parking
- the impact on trees and vegetation
- sustainable design and construction
- the impact on ecology, biodiversity and protected species
- flooding and land drainage
- contaminated land

Appeal decision on 21/P/01761:

As noted above, two previous applications for five new dwellings on the application site were refused and the subsequent appeal relating to 21/P/01761 was dismissed. The appeal decision is a material consideration in the assessment of this revised application. The key conclusions of the Inspector in the appeal decision are summarised as follows:

Character and appearance:

- The appeal site lies within an established residential area typically characterised by dwellings with clearly defined frontages to the street, and set within long but relatively narrow plots.
- The detailed design of the properties and spacing between buildings, together with the established landscaping, give the area a pleasant feel.
- Infill developments have also become an important aspect of the character and appearance of this area, and have generally been carried out in a comprehensive manner.
- The proposal would represent a significant intensification of development on the site, not only in respect of the number of dwellings relative to the size of the plot, but also the footprint of the buildings and hardstanding areas required for the provision of access and parking.
- By reason of the restricted depth of the site and its overly complicated layout, some of the dwellings would sit tightly against at least one of their side boundaries. The dwellings would not benefit from front gardens and would have little defensible space.
- These various elements are symptomatic of a proposal which would lead to the creation of a cramped and congested form of development and cause significant harm to the surrounding area.
- The piecemeal approach of the scheme would also be evident, in that it would fail to have regard to the alignment and pattern created by other infill schemes which have been completed in the locality.
- The harm would be exacerbated by the loss of vegetation required as part of the development, not only for the construction of the houses but also the creation of the vehicular access. The proposed built forms and hardstanding would leave limited scope for the provision of meaningful landscaping to soften the visual impact of the development.
- It is for instance regrettable that the main view from the driveway would be onto the side boundary of plot 5, which would also be surrounded by hardstanding.

Living conditions - Intended occupiers of the development:

- Further to amended plans submitted by the appellant during the course of the appeal, satisfied that the proposed houses would provide a satisfactory living environment for future occupiers,

Living conditions - Neighbouring residents

- The proposed driveway would be adjacent to the side boundaries of nos 174 and 176 New Road and run along the entire length of their rear gardens. However, these neighbouring properties front a busy thoroughfare and their rear boundary is adjacent to the railway line. In this context and having regard to the available evidence, which includes a Noise Review, the additional vehicular movements generated by five additional dwellings would be limited. Noise levels associated with car movements would in all likelihood remain acceptable and relatively brief.

- It is also reasonable to expect that some form of boundary treatment would be installed along the side boundaries of these neighbouring properties, which would to some extent soften noise levels. Overall, the appeal scheme would not therefore cause significant harm to the living conditions of the occupiers of nos 174 and 176 New Road, or affect the enjoyment of their rear garden, having regard to noise and disturbance.

It is also noted that the Inspector raised no objections in relation to highway safety or landscape character.

Changes from previous schemes (21/P/01761 and 21/P/02528)

- Reduction in number of dwellings / density from 5 to 3 and re-orientation of the dwellings to have regard to the alignment and pattern created by the pattern of existing infill development to the west.
- Reduction in hardstanding and provision of meaningful soft landscaping through the development.
- Increase in garden sizes and clear defensible space.
- Provision of a more attractive view along the proposed access towards the articulated front elevation of the easternmost house (Plot 3) along with frontage landscaping.

The principle of development

The site is within the settlement boundary of Chilworth and inset from the Green Belt.

The principle of 3 dwellings on this site is therefore acceptable, subject to compliance with the detailed requirements of the above policies.

Housing mix

Policy H1 states that new development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. When considering the immediate locality, it is characterized by family housing, with mainly 3 to 4 bedroom detached and semi-detached properties.

Supporting paragraphs in the local plan (4.2.3, 4.2.4) identify a general need for market homes providing 10% one bedroom, 30% two bedroom, 40% three bedroom and 20% four bedroom accommodation. This proposal is for 100% two bedroom dwellings.

Policy H1(1) of the LPSS is not intended to be applied in a prescriptive manner. It is a broad assessment of need over the plan period and all development. Further in applying the mix as set out in the latest Strategic Housing Market Assessment (SHMA) consideration needs to be given to site specific matters, which together would shape the appropriate mix on particular sites.

Given the small scale of the site, it is considered unlikely that larger scale dwellings would be suitable on this site and given the character of the surroundings, it is considered that one bedroom dwellings could integrate even less successfully. The small scale of the development here, and sites like this one, can contribute to the goals of policy H1(1), without compromising its wider goal. On balance it is considered that the proposed housing mix is acceptable in this instance and does not conflict with the local plan.

Design and character

Having regard to the NPPF at paragraph 124 it is necessary, in the context of making effective use of land to consider, inter alia, the desirability of maintaining the prevailing character and setting of the area or of promoting regeneration and change. Paragraph 130 sets out how development should achieve well-designed places. The National Design Guide (NDG) is also a material consideration. The NDG uses ten different characteristics to illustrate the Government's priorities for well-designed places. These characteristics include understanding and responding to site's context and its identity or character.

Local Plan Policy D1 requires new development to achieve high quality design that responds to the distinctive local character (including landscape character) of the area in which it is set.

Policies D4 and D8 of the LPDMP are also relevant. Policy D8 has requirements that should be taken into account for 'Residential Infill Development Proposals' and the scheme shall be assessed against these.

The area is predominantly residential with this part of New Road characterised by two storey detached and semi-detached dwellings with long rear gardens stretching down towards the railway line. 174 New Road and 176 New Road each form one of a pair of semi-detached dwellings, currently separated by hedging and vegetation along the shared boundary. There is mature hedging and vegetation on all boundaries of the site which make a positive contribution to the character of the area.

The proposal includes the provision of a new access road running between these two dwellings to provide access to the proposed dwellings to be positioned on the existing garden land which then runs westwards behind the existing rear gardens of 174 to 164 New Road.

The proposed development would subsequently result in backland development. As noted by the Inspector in the appeal decision for 21/P/01761, '...infill developments have also become an important aspect of the character and appearance of this area, and have generally been carried out in a comprehensive manner.'

There are several recent examples of new backland developments on plots to the rear of dwellings along the northern side of New Road.

This revised application shows a reduction in the number of dwellings proposed compared to the previous refused schemes (21/P/01761 and 21/P/02258), together with the re-orientation of the dwellings to front towards the ends of the rear gardens of the existing dwellings fronting New Road, reflecting the established pattern of backland development on similar adjacent sites on this side of New Road, for example St Thomas's Close to the west. The reduction in the number of dwellings has resulted in the provision of a more spacious layout, with more generous spacing between the proposed dwellings and to the site boundaries which would also allow space for meaningful replacement soft landscaping including new tree planting. Amended plans (received 3 February 2023), show additional areas of soft landscaping incorporated within the site. Full details of proposed planting can be secured by condition. The extent of hardsurfacing has also been reduced and the proposed layout with the front of the proposed dwellings on Plots 2 and 3 facing towards the access road, would result in an active frontage as you enter the development. The proposed plot sizes are relatively small, but would be similar to those on adjacent infill developments.

The proposed dwellings would be of a traditional design, incorporating pitched roofs, measuring to a maximum ridge height of approximately 8 metres. The scale, height, design, materials and detailing of the proposed dwellings would be in keeping with the surroundings.

The width of the access road is narrow, restricted by the position of the existing flank elevations of the existing dwellings of 174 and 176 New Road. The maximum width of the access is approximately 5.4m at the entrance to the site, reducing to approximately 4.1 metres between the two existing dwellings, then increasing to approximately 4.9 metres beyond the dwellings. However, the Inspector in the appeal decision for 21/P/01761 did not raise a specific objection to the proposed access layout, however did note the loss of existing hedging and planting that currently exists on the boundary between 174 and 176 New Road.

This would still be the case for the revised proposal. However, the revised layout now proposed, would allow greater space for replacement planting adjacent to the proposed new dwellings which would ensure the visual impact of the proposed development would be softened. As a result, it is considered that the loss of the existing vegetation along the access road can be adequately mitigated. Replacement planting can be secured by condition.

A condition would also be required to ensure full details of the proposed boundary treatment along the access road (providing the new boundaries along the side of 174 and 176 New Road) is submitted by condition, to ensure the boundary treatment is sympathetic to the character of the surroundings, including towards the front of the site where the access road meets New Road.

Subject to the recommended conditions, it is considered that the revised proposal accords with Para 130 of the NPPF, Policy D1 of the LPSS and Policies D4 and D8 of the LPDMP, with regard to the character considerations. The other considerations set out in Policy D8, including the proposed access arrangements, impact on highway safety and impact on neighbouring amenity are considered in the report below.

Impact on AONB / AGLV

The site is not within the designated AONB or AGLV, the boundary to which lies to the north. In any longer distance views from the AONB/AGLV to the north, the dwellings would be seen against the backdrop of development in this part of the village, much of which extends up to the railway line which provides a definitive visual stop to development in the western half of Chilworth. It is subsequently concluded that no material harm would result to the landscape character of the AONB/AGLV or views both to or from these designations.

Living environment for future occupiers

Policies H1 and D1 of the 2019 Local Plan require all new residential development to conform to the Nationally Described Space Standards (NDSS) as set out by the Ministry of Housing, Communities and Local Government (MHCLG) 2015.

The application proposes 3 x 3 bedroom dwellings. The proposed floor plans for the dwellings on Plots 2 and 3 show 2 bedrooms plus a study at first floor level for each of the dwellings. The study would meet the space standards (NDSS) for a single bedroom and is therefore to be treated as a bedroom when calculating the overall floorspace of the dwellings.

An accommodation schedule has been submitted with the application. This together with the submitted floor plans sets out that the overall floorspace for each dwelling would comply with the NDSS.

The proposal therefore accords with Policies H1 and D1 of the 2019 Local Plan.

Although the proposed garden sizes are small, it is considered that they would provide an adequate amount of outdoor amenity space for the size of dwellings proposed, to provide a space for drying clothes and play area.

The proposal for the bin collection point (BCP) to be located adjacent to the entrance to the site, will result in a longer carry distance for future occupants, (approximately 80 metres from Plot 3). It is acknowledged that this is not ideal for those occupants with mobility issues. However, given the constraints of the site access and concerns raised by the Operational Services Team with regard to positioning the BCP further into the site, it is considered acceptable in this instance.

The application site is immediately adjacent to a railway line. The Environmental Health Officer has been consulted and has no objection subject to a condition to ensure adequate noise mitigation measures are provided and maintained for the new homes.

Impact on neighbouring amenity

The proposed dwellings would sit at the ends of the long rear gardens of 164 to 172 New Road. The dwellings would be positioned facing towards the ends of the long rear gardens of these neighbouring dwellings which front New Road. Each of the proposed dwellings would have 2 bedroom windows and a bathroom window on their front elevations. However, there would be a minimum separation distance of between approximately 5 and 6 metres between the front elevation of Plot 1 and the rear boundary of properties fronting New Road. There is then a further minimum separation distance of approximately 30 metres to the nearest rear elevations of 170, 172 and 174 New Road. There is also some existing screening on the boundaries of the neighbouring properties including small trees and hedging.

As a result of the separation distances, it is considered there would not be a detrimental impact in terms of loss of light, any overbearing impact or an unacceptable loss of privacy to the occupants of the neighbouring dwellings in New Road.

There would be a minimum separation distance of between approximately 4 and 5 metres between the flank elevation of the proposed dwelling on Plot 1 and the western boundary of the site. Adjoining the western boundary of the site there is currently a piece of land which sits at the end of a recently developed residential cul-de-sac St Thomas's Close, which also runs behind the ends of rear gardens of properties fronting New Road. There is currently a separation distance of approximately 17m between the western boundary of the application site and the nearest residential dwelling in St Thomas's Close. However, it is noted that there is a current planning application for a new dwelling, which would, if approved, would back on to the application site. Based on the current situation, there are no concerns regarding the impact of the proposal on properties in St Thomas's Close. If the adjacent site to the west is developed for a dwelling in the future, there are no proposed windows on the flank elevation of Plot 1 and therefore no concerns regarding overlooking towards the plot to the west. The proposed separation distance to the western boundary would ensure there would be no adverse overbearing or loss of light impacts.

As noted above, the proposal includes the provision of an access road between the existing dwellings at 174 New Road and 176 New Road. This access road would run along the length of their rear gardens. Under the previous refused applications, concern was raised by the Council regarding the impact of the proposed access road on neighbouring amenity, in terms of noise and disturbance from vehicles using the access. However, in the subsequent appeal decision for 21/P/01761, the Inspector did not uphold the Council's concerns and stated that the appeal scheme would not cause significant harm to the living conditions of the occupiers of nos 174 and 176 New Road, or affect the enjoyment of their rear garden, having regard to noise and disturbance. This revised proposal is for less dwellings than the appeal scheme and would therefore result in less vehicle movements. As such, it is concluded that a reason for refusal on the grounds of an adverse impact on neighbouring amenity resulting from the access road, could not be sustained.

It is therefore concluded that the proposal accords with Policies D5 and D8 of the LPDMP and Para 130(f) of the NPPF.

Impact on highway safety and the level of parking

The proposal includes the provision of a new vehicular access to be positioned between 174 and 176 New Road.

The new access would incorporate a small piece of land to the front these properties to achieve the required visibility splays.

The CHA has assessed the proposals and concluded that the proposed new access is acceptable and accords with their requirements in terms of the visibility requirements. The CHA has advised that vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times.

Following concerns raised by the Council's Operational Services Team with regard to the suitability of the access for refuse vehicles entering the site, a bin collection point is now proposed at the entrance to the site, in close proximity to New Road. Operational Services has confirmed this arrangement is acceptable. A condition to ensure that this could accommodate the required number of bins shall be required.

It is not considered that the proposed development for three dwellings would result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal would not have a material impact on highway safety.

Two parking spaces are proposed for each of the new dwellings. This meets the requirement for the number of spaces required per 3 bedroom dwelling in the Council's recently adopted Parking Standards for New Developments SPD 2023. This SPD also states that where parking spaces are allocated, there would be a requirement for 0.2 visitor parking spaces per dwelling. For the three proposed dwellings this would equate to 0.6 spaces which is rounded up to 1 space.

No visitor parking is proposed. However, there is sufficient space within the proposed layout which would enable delivery vehicles to park and manoeuvre. Furthermore, there is space available for parking along New Road. Therefore, whilst there is the potential for overspill parking resulting from the development, due to the small scale of development proposed, any overspill parking is likely to be limited. It is not considered that this would have a detrimental impact on parking in the locality.

It is therefore concluded that the proposal accords with Policy ID4 of the adopted Local Plan.

Impact on trees and vegetation

As noted above, there would be a loss of small trees and vegetation on the site as a result of the proposed development. However, replacement planting is proposed and details of this can be secured by condition. The Council's Tree Officer has no objection to the application subject to a condition to ensure the development is carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan.

Sustainable design and construction

The NPPF emphasises the need to support the transition to a low carbon future in a changing climate and new developments are required to meet the requirements of paragraph 154 through suitable adaptation measures, including through the planning of green infrastructure and reduce greenhouse gas emissions. Paragraph 157 then states new development should comply with local requirements for decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Policy D2 of the LPSS requires new development to take sustainable design and construction principles into account, including by adapting to climate change, and reducing carbon emissions and Policies D2(3) and (11) requires sustainability and energy statements to be submitted. The Council has adopted the Climate Change, Sustainable Design, Construction and Energy SPD in December 2020.

Policies D14, D15 and D16 of the LPDMP carry full weight and build on policy D2. In the context of the Council declaring a climate emergency in July 2019 and the UK having a legally binding target of reducing all greenhouse gas emissions to net zero by 2050 with an interim target of 78% reduction against 1990 levels by 2035.

Following adoption of the LPDMP D16: Carbon Emissions from Buildings (1), (2), (3), (4), would supersede D2: Climate Change, Sustainable Design, Construction and Energy (5), (6), (7), (9).

A fabric first approach is required under Policy D14(1) in accordance with the energy hierarchy. Through the use of low energy design and energy efficient fabric. Then Policy D2(1), (5), (9) of the LPSS and Policy D16 of the LPDMP require measures for low and zero carbon and decentralised energy.

With regard to sustainable design and lifestyles Policy D2(1)(c), (e) of the LPSS seeks to ensure that there are sustainability measures to offer choices.

The applicant has submitted an Energy Statement which includes a completed Sustainability and Climate Change Questionnaire. This sets out several sustainability measures which are proposed to be incorporated in the development including:

- fabric design to improve air tightness 38% beyond building regs
- ASHP fitted to each dwelling resulting in 36% reduction in carbon emissions
- provision of water butts / rainwater harvesting
- provisions for EV charging

- use of water efficient devices
- where practical materials would be sourced locally
- design of the houses includes passive cooling methods.
- design of the houses provides for cross ventilation and large window openings
- there would be no rainwater runoff off site and it is proposed to install soakaways to collect all rainwater and allow it's slow release back into the ground
- external paving would be permeable to minimise runoff from hard surfaces
- the houses are within an existing developed residential area and are close to community, retail and leisure facilities. The houses are also close to existing public transport routes

Subject to conditions to secure these measures, the proposal is in accordance with Policy D2 of the LPSS, Policies D14, D15 and D16 of the LPDMP and the Climate Change, Sustainable Design, Construction and Energy SPD 2020.

Impact on ecology, biodiversity and protected species

The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Paragraph 175 of the NPPF also requires that "*opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*".

LPSS Policy ID4 sets out the Council will seek to maintain, conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, while new development should aim to deliver gains in biodiversity where appropriate.

Policy P6 of the LPDMP relates to 'Protecting Important Habitats and Species' and Policy P7 of the LPDMP relates to 'Biodiversity in New Developments'.

The presence of protected species is also a material planning consideration, which needs to be addressed prior to any permission being granted.

An Ecology Report by Aspect Ecology (2021) has been submitted with the application. Surrey Wildlife Trust has been consulted and advise that the submitted report is suitable and still sufficiently up to date to support the application.

The Ecology Report recommends a precautionary approach to great crested newt and SWT recommend conditions to ensure this approach is implemented if the development is carried out.

Following reports of slow worms being present on site a detailed slow worm survey was also carried out. This found evidence of a small number of slow worms being present on the site. As a result, a mitigation strategy for reptiles including slow worms is proposed and this can be secured by the recommended conditions.

Conditions are also recommended requiring the submission of a Construction Environment Management Plan (CEMP) and Landscape Ecological Management Plan (LEMP) by condition prior to the commencement of development.

There would be a loss of trees and vegetation across the site resulting from the development. However, new replacement planting is proposed and this can be secured by condition.

The submitted Ecology Report states that biodiversity net gain can be achieved on the site through the implementation of recommended Ecological Enhancements. A condition would need to be included to ensure that full details on proposed ecological enhancements and biodiversity improvements for the site are submitted to the LPA for approval prior to the commencement of development, in order to ensure the proposal complies with Policy ID4 of the LPSS and Policies P6 and P7 of the LPDMP.

Flooding and land drainage

An indicative drainage strategy is included in the Flood Risk and Drainage Statement by Glanville. The report concludes that: '... the development is not at risk of flooding and the site can be developed safely without increasing flood risk elsewhere, and therefore the development proposals comply with relevant planning policy concerning flood risk.'

The report states that shallow infiltration techniques are feasible and would be the most appropriate solution to mimic the natural drainage of the undeveloped site. A single shallow grate soakaway is proposed within the proposed permeable internal road to the south-eastern side of Plot 3. Porous paving is proposed to the access road and car parking area.

Several concerns have been raised in the third party representations regarding the risk of surface water flooding in the area. The Flood Risk and Drainage Statement states that Environment Agency mapping indicates that the site is largely at 'very low' risk of surface water flooding, with an annual probability of flooding of less than 1:1,000. The northern side of the site, adjacent to the railway embankment, is located at 'low risk' of surface water flooding (between 1:100 and 1:1,000 annual probability). According to EA data, in the 'low risk' scenario surface water flood depths are up to 0.3m with flood velocities ranging between 0.25m/s and 0.5m/s. Most of the area within the site potentially at risk of surface water flooding is considered to be 'Very Low Hazard' (Hazard Rating less than 0.75), with small areas of 'Danger for Some' (Hazard Rating between 0.75-1.25). Subsequently, the report confirms that building floor levels would be raised above the relevant surface water flood level, and external ground levels would be designed to fall away from the buildings.

Furthermore, the proposed drainage strategy will offer protection against surface water flooding by providing a positive drainage system, which will intercept overland flows from off-site and run-off generated within the development. The drainage system will be designed to ensure that no flooding takes place up to and including the design rainfall event (1 in 100 year return period), with additional capacity provided within the system to allow for the potential future effects of climate change. No positive drainage system currently exists to control and dispose of surface water run-off or overland flow across a large part of the site, which is why areas at risk of surface water flooding have been identified. Therefore, after applying these mitigation measures in conjunction with the proposed surface water drainage strategy, surface water flooding is not considered to be an issue that would prevent the development of the site for its intended end use.

Subject to a condition to ensure that these flood risk mitigation measures are implemented, it is concluded that the proposal would not have an adverse impact on flood risk within the site or increase the flood risk in the surroundings.

Conclusion:

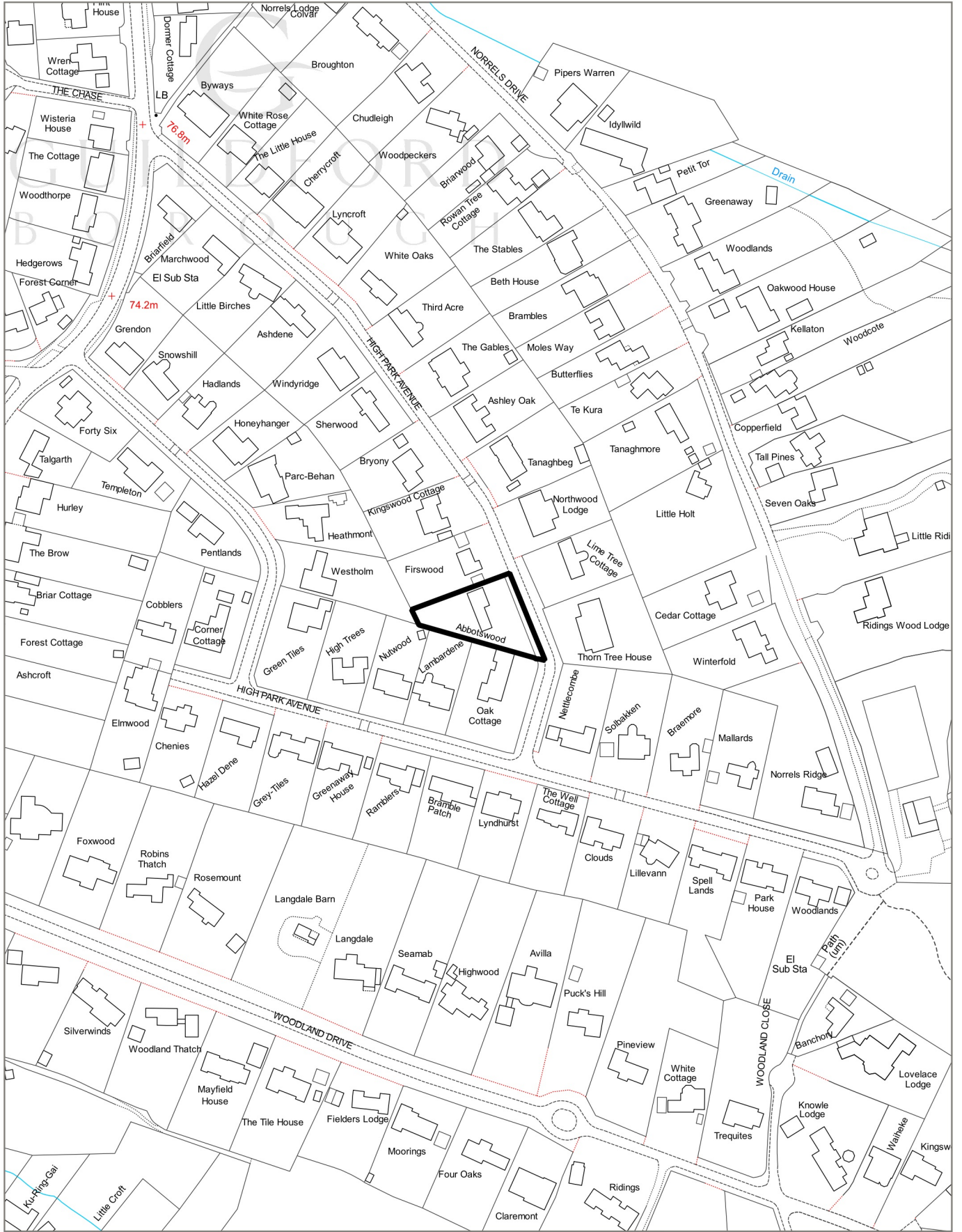
The proposal for residential development is acceptable in principle and would deliver three new 3 bedroom dwellings in a sustainable location close to village amenities.

The revised proposal has addressed the concerns raised under the previous application with regard to the impact on the character of the area. It is concluded that the proposed development would not harmfully affect the character or appearance of the surrounding area.

Taking into account the appeal decision relating to 21/P/01761, it is concluded that there would not be an unacceptable impact on neighbouring amenity and the proposed development would comply with the Nationally Described Space Standards.

The application has satisfactorily addressed concerns regarding surface water drainage and impacts on ecology would be mitigated and biodiversity enhancements can be secured by condition. The development would not give rise to conditions prejudicial to highway safety. For these reasons it is concluded that planning permission should be granted subject to conditions.

22/P/01845 - Abbotswood, High Park Avenue, East Horsley, Leatherhead



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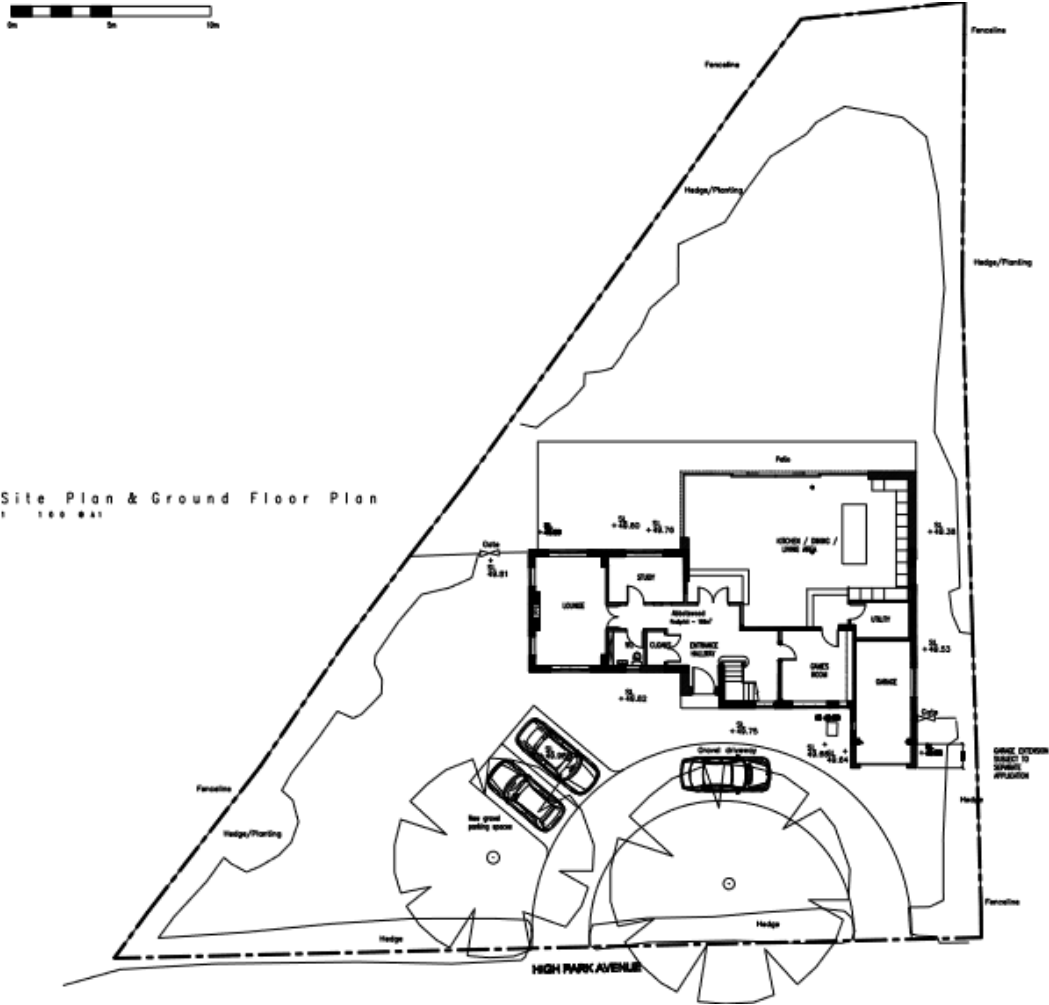


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22/P/01845 – Abbotswood, High Park Avenue, East Horsley, Leatherhead



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App No: 22/P/01845 **8 Wk Deadline:** 30/04/2023
Appn Type: Full Application
Case Officer: Chris Gent
Parish: East Horsley **Ward:** Clandon & Horsley
Agent : Mr P. Harrison **Applicant:** Mr P. Vary
WLA Architecture LLP
34 Bridge Street
Leatherhead
KT22 8BZ
Abbotswood
High Park Avenue
East Horsley
KT24 5DF

Location: Abbotswood, High Park Avenue, East Horsley, Leatherhead, KT24 5DF
Proposal: Enlarge roof to accommodate an ensuite shower room with rooflight and to reduce partially constructed rear dormer window

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The proposal is to reduce the size of a partially constructed rear dormer window and enlarge the dwellinghouse's hipped roof to form a part gable end with barn-hip on top. A rear facing rooflight is also proposed.

Summary of considerations and constraints

The proposed changes to the partially constructed dormer window, together with the roof enlargement and rooflight, would not detract from the character and appearance of the building or surrounding properties and are acceptable.

In terms of privacy, the proposed rear dormer window and rooflight would not result in any significant additional overlooking/loss of privacy to the neighbouring dwellings, over and above the dormer windows previously considered acceptable under application 21/P/01722.

The proposed roof enlargement would not cause a detrimental loss of light over the neighbouring buildings, nor would it appear an overbearing feature or result in significant additional overshadowing.

For these reasons it is concluded that planning permission should be granted subject to conditions.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2589/06, 2589/08, 2589/05, 2589/04, 2589/07 received on 31/10/2022.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and the application was acceptable as submitted.

Officer's Report

Site description

The application site is located within the identified settlement boundary of East Horsley inset from the Green Belt. The property is situated within an area characterised by residential development set on either side of High Park Avenue, consisting detached dwellings of differing designs with a variety of roof forms. 'Abbotswood' comprises a two-storey house with a plain clay tile pitched roof and rendered elevations.

Proposal

Enlarge roof to accommodate an ensuite shower room with rooflight and to reduce partially constructed rear dormer window

Relevant planning history

22/P/01844 - Enlarged front left dormer window and extension to the front of the garage (retrospective application). Approved with conditions - 27/03/2023

22/N/00080 - Non-material amendment to planning application 21/P/01722 approved 17/12/2021 to allow for the removal of 4 pitched roof dormers windows to main roof, 2 on the front elevation, 2 on the rear elevation, the addition of one flat roof dormer to the main roof rear elevation, addition of 1 velux type window to the main roof front elevation, alteration of roof over entrance porch to include a flat roof small extension to front of existing garage and alteration to tiled roof above, confirmation of replacement window details to all existing windows, removal of a small number of existing windows on secondary elevations and omission of extension to the existing main roof. Part Approved, Part Refused – 23/09/2022

22/N/00081 - Non-material amendment to planning application 21/P/01722 approved 17/12/2021 to allow for alteration to the roof, installation of a gable end to the north east elevation. Part Approved, Part Refused – 23/09/2022

21/P/01722 - Single storey rear extension, loft conversion including 4 dormer windows and 2 roof lights, roof alteration to facilitate a first floor infill extension, alterations to front porch (amended plans received on 15/12/2021 showing the removal of a garage and reinstatement of the existing garage for use as a garage (description amended 15/12/2021). Approved with conditions - 17/12/2021.

Consultations

East Horsley Parish Council - raise objection to the proposal for the following reasons:

- poor design
- out of keeping with the local character
- adverse impact on residential amenity in terms of overlooking/loss of privacy

Third party comments:

24 letters have been received raising the following objections and concerns:

- loss of privacy/overlooking
- impact on scale and character
- noise disturbance/disruption during construction
- overshadowing
- impact on the value of neighbouring properties
- breach of planning control [officer comment: the applicant has made this application for the changes, and it is permissible to submit an application to regularise development]
- retrospective application
- poor design

Planning policies

The following policies are relevant to the determination of this application.

National Planning Policy Framework (NPPF) (as revised on 20 July 2021)

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019)

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan.

Policy D1: Place shaping

Guildford Borough Council: Development Management Policies (LPDMP) June 2022

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

Policy H4: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

East Horsley Neighbourhood Plan 2017 - 2033

Policy EH-H7 East Horsley Design Code

Supplementary planning documents

Residential Extensions and Alterations Guide 2018

Planning considerations

The main planning considerations in this case are:

- impact on character
- impact on neighbour amenity
- retrospective application

Impact on character

Planning permission was granted in 2001 (21/P/01722) for two dormer windows set within the rear roofslope. These were modest in size and incorporated pitched roofs with rear facing gable ends. However, the dormer window as partially constructed, differs to what was approved, both in terms of size and design, and is more akin to a 'box like' addition. This application seeks permission to reduce the size of the existing unauthorised dormer window. Other alterations involve the enlargement of the dwellinghouse's roof form from a hipped end to part gable end with barn-hipped top and the addition of a rear rooflight.

The property is situated within an area characterised by residential development set on either side of High Park Avenue, consisting detached dwellings of differing designs with a variety of roof forms. 'Abbotswood' comprises a two-storey house with a combination of pitched roofs/half-hipped roofs and flat roof.

As mentioned above, the proposal is to reduce the size of the partially constructed existing dormer window at the rear. As proposed, the dormer window would be of an acceptable size, set down from the ridge and sits comfortably within the roofslope. As such, it would not detract from the character and appearance of the building.

The proposal is also to enlarge the dwelling's existing hipped roof to form a part gable end with barn-hip on top.

With regards to design, the advice in the Council's Supplementary Planning Document (SPD) 2018 Residential Extensions and Alterations, advises that proposed extensions or alterations should normally be consistent with the form, scale and style of the existing building. This can be achieved by using an appropriate roof form. It also advises that extensions should be designed in a manner that complements the existing roof/original house and the surrounding area and roofs (for both single and double storey extensions) need to complement and relate sympathetically to the existing house.

Whilst the enlargement would increase the size and bulk of the roof, this would not be to such a degree that it would harm the scale and character of the host dwelling.

The proposed roof form would be an acceptable design approach and reflects the building's existing gable/barn-hipped roof on the opposite end. It is noted that a flat roof element is proposed at the more noticeable upper level, however, it's size is relatively small and it would be tied in with the existing crown roof arrangement. As such, the proposed roof addition would respect the character and form of the existing building and other properties within the surrounding area. The materials would match the existing to ensure the roof addition integrates well with the existing.

A rooflight is proposed on the rear roofslope; this would be of an acceptable size and raises no concerns.

Given the above, the proposals would be in keeping with the established character of East Horsley and with the style of properties surrounding the development, in accordance with Policy EH-H7 (a)i of the East Horsley Neighbourhood Plan 2017 - 2033.

The proposal would accord with Chapter 12 of the National Planning Policy Framework (NPPF) (as revised on 20 July 2021), Policy D1 of the Guildford Borough Local Plan 2015-2034, Policies H4, D4 of the Guildford Borough Local Plan: Development Management Policies (LPDMP) Adopted on 22 March 2023, and Policy EH-H7 of the East Horsley Neighbourhood Plan 2017 - 2033.

Impact on neighbour amenity

The neighbouring properties most affected are 'Nutwood', 'Lambardene' and 'Firswood'.

Firswood - is a detached house situated approximately 8.2m to the north of the application dwelling. To the side of the building and located upto the boundary with Abbotswood is Firswood's detached garage. Due to the separation distance and relationship between the application property and this neighbouring dwelling and the lack of any windows on this neighbour's side elevation facing towards the site, the proposal would not cause a detrimental loss of light over this neighbouring building, nor would it appear an overbearing feature or result in significant additional overshadowing than that already caused by the existing built form.

In terms of privacy, the proposed rear dormer window and rooflight would not result in any significant additional overlooking/loss of privacy to the neighbouring dwellings, over and above the dormer windows previously considered acceptable under application 21/P/01722.

The proposal therefore complies with Policy D5 of the Guildford Borough Local Plan: Development Management Policies (LPDMP) Adopted on 22 March 2023.

Retrospective application

A ministerial planning policy statement on 31 August 2015 notes that the government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place. Such cases can involve local planning authorities having to take expensive and time consuming enforcement action. The ministerial statement therefore includes a planning policy to make intentional unauthorised development a material consideration that would be weighed in the determination of planning applications and appeals. This policy applies to all new planning applications and appeals received from 31 August 2015.

As noted above, this application is retrospective. In considering this current application, the local planning authority has given some weight to the fact that the application is retrospective. However, in the absence of any evidence to demonstrate that the applicant intentionally sought to breach planning legislation, or any detailed guidance from central government on the level of weight that should be applied in such circumstances, the fact that this application is retrospective is only considered to weigh against granting planning permission to a limited degree.

<p>2.</p>	<p>Mrs Alicia Grainger Oakfield Cottage, School Lane, Ockham, GU23 6PA</p> <p>21/P/02104 – The application sought planning permission for proposed single storey rear extension and single storey front porch following demolition of existing rear conservatory, rear extension and timber outbuilding without complying with a condition attached to planning permission Ref 18/P/01367, dated 22 August 2018.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: This appeal has been submitted on the basis that the Council failed to give notice of its decision within the appropriate period. The Council has not submitted an appeal statement, and it is therefore unclear whether it would have approved or refused the application.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/F37698A461DDAE51787EDFBC71BA6953/pdf/21_P_02104-APPEAL_DECISION-1789464.pdf</p>	<p>*ALLOWED</p>
<p>3.</p>	<p>Mr Mark Jennings of Homes by Warwick Ltd Kelima, Portsmouth Road, Ripley, GU23 6EW</p> <p>21/P/01387 – The development proposed is described as the erection of two dwellings, the formation of a new access, the erection of a double garage following the demolition of the existing garage and conservatory.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are: whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; the effect it has upon the openness of the Green Belt; the effect of the proposed development on the character and appearance of the area; the living conditions of the occupants of Hi-Ash1 and The Retreat with specific regard to the privacy of their gardens; and the Thames Basin Flood and Coastal Protection</p>	<p>DISMISSED</p>

	<p>Area (SPA); and if the development is inappropriate whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstance necessary to justify the development.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/E2E00881BE477ABEEDF434F0A3735362/pdf/21_P_01387-APPEAL_DECISION-1781901.pdf</p>	
<p>4.</p>	<p>Mr and Mrs W & V Lee Land between Clasford Bridge & Cobbetts Close, Cobbett Hill Road, Normandy, Guildford, GU3 2AA</p> <p>20/P/00052 – The development proposed is the material change in use of land to provide single showman yard for stationing of caravans for residential occupation and storage of rides and equipment, with associated development (hard standing, fencing and package treatment plant).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The The need for, and provision of sites, and the availability of alternative sites, with particular regard to Site Policy A48;</p> <ul style="list-style-type: none"> • The effect of the proposal on the openness of the Green Belt and the purposes of including the land within it; • The effect of the proposal on the character and appearance of the surrounding area; • Biodiversity, with particular reference to any direct effects on the Thames Heath Special Protection Area (TBHSPA), Ash to Brookwood Heaths Site of Scientific Interest (SSSI), and the Thurley, Ash Pirbright and Chobham Special Area of Conservation (SAC); • The effect of the proposal on ecology, including protected species; • Whether the proposal would comply with national planning policy which seeks to steer new development away from areas at the highest risk of flooding; • Whether the proposal would provide adequate provision for surface water drainage, and non-mains foul drainage; • The effect of the proposal on the living conditions of the 	<p>DISMISSED</p>

	<p>occupants of Cobbett’s Close, with particular regard to fumes, noise and disturbance;</p> <ul style="list-style-type: none"> • The effect of the use of the land on the living conditions of future occupants of the site, with particular regard to contamination; and • Would the harm by reason of inappropriateness, any other harm, be clearly outweighed by other considerations as to amount to the very special circumstances required to justify the proposal. <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/AB4EE29D8A8ABF6DFEEB71BFB374515B/pdf/20_P_00052-APPEAL_DECISION-1782045.pdf</p>	
<p>5.</p>	<p>Mr and Mrs Ronald Alderson Land and buildings, Park Barn Farm, Wisley Common, Woking, Surrey GU23 6QS</p> <p>20/P/01416 – The use for which a certificate of lawful use or development is sought is use of the land and buildings for ancillary residential purposes (Use Class C3) in connection with the lawful use of the three dwellinghouses.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is whether the Council’s decision to refuse to issue a LDC was well-founded. From the evidence before me, that turns on whether the use of the land and buildings materially changed to use for ancillary residential purposes in connection with the use of the three dwellinghouses at least ten years before the date of the application (18 August 2010) and then continued without material interruption for a period of at least ten years thereafter, so as to meet the immunity period from enforcement action under s171B(3) of the 1990 Act.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/966ECFF5B2AA14FF173FA3B0FAE6C414/pdf/20_P_01416-APPEAL_DECISION-1785949.pdf</p>	<p>DISMISSED</p>
<p>6.</p>	<p>Mr Paul Ward Burrows Farm, Burrows Lane, Gomshall GU5 9QE</p>	<p>DISMISSED</p>

	<p>22/P/00053 – The development proposed is two storey extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/E5E6C3456F3AC4F6CCE0F9502891FF52/pdf/22_P_00053-APPEAL_DECISION-1787151.pdf</p>	
<p>7.</p>	<p>CK Hutchison Networks UK Ltd London Road SWS, London Road, Guildford, GU1 2AL</p> <p>22/W/00041 – The development proposed is proposed telecommunications installation: proposed ‘slim line’ phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the proposed development on the character and appearance of the surrounding area, with due regard to the location of the site in the Guildford Town Centre CA.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/0608E9CE3C1F96000C9682EEE129B1E7/pdf/22_W_00041-APPEAL_DECISION-1788327.pdf</p>	<p>DISMISSED</p>
<p>8.</p>	<p>Mr Neel Ramanandi Beech Cottage, Wisley Lane, Wisley GU23 6QN</p> <p>21/P/02168 – The development proposed is part single/part two storey rear/side extensions (part retrospective).</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector’s Main Issues: The main issues are whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; The effect of the proposal on the openness of the Green Belt; and Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/237AD11E15763D307D8447579525BC92/pdf/21_P_02168-APPEAL_DECISION-1788593.pdf</p> <p>Costs Decision: https://publicaccess.guildford.gov.uk/online-applications/files/97EE2C94FE842C491BBEFD2F7C161CEC/pdf/21_P_02168-APPEAL_COSTS_DECISION-1788594.pdf</p>	<p>REFUSED</p>
<p>9.</p>	<p>Ms Kay Pysden Green Tiles, Clandon Road, West Clandon GU4 7UU</p> <p>21/P/02149 – The development proposed is for roof alterations comprising conversion of roofs from flat to pitched, including installation of solar panels/solar tiles; relocation and conversion of existing garage to green house, construction of double garage and enlargement of natural swimming pond.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: Whether the proposal is inappropriate development in the Green Belt having regard to the Framework and relevant development plan policies; The effect of the proposal on the openness of the Green Belt; and; Would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.</p> <p>Please view the decision letter for further info:</p>	<p>DISMISSED</p>

	https://publicaccess.guildford.gov.uk/online-applications/files/9A9A8F75B95C5745BCE9B505E0583B90/pdf/21_P_02149-APPEAL_START_LETTER-1736353.pdf	
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