



Contact Officer:

Sophie Butcher, Democratic Services
Officer

13 June 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 21 JUNE 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: 261 263 643#.

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 Vanessa King

Councillor Bilal Akhtar	Councillor George Potter
Councillor David Bilbe	Councillor Maddy Redpath
Councillor Lizzie Griffiths	Councillor Joanne Shaw
Councillor Stephen Hives	Councillor Howard Smith
Councillor James Jones	Councillor Cait Taylor
Councillor Richard Mills	Councillor Sue Wyeth-Price
Councillor Patrick Oven	

Authorised Substitute Members:

Councillor Sallie Barker	Councillor Catherine Houston
Councillor Phil Bellamy	Councillor Bob Hughes
Councillor Joss Bigmore	Councillor Richard Lucas
Councillor James Brooker	Councillor Merel Rehorst-Smith
Councillor Philip Brooker	Councillor Jane Tyson
Councillor Ruth Brothwell	Councillor James Walsh
Councillor Amanda Creese	Councillor Keith Witham
Councillor Jason Fenwick	Councillor Catherine Young
Councillor Matt Furniss	

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

AGENDA

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

To confirm the minutes of the meeting of the Committee held on 24 May 2023 which will be attached as part of the supplementary late sheets at the meeting. 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 19 - 20)

All current applications between numbers 22/P/00367 and 22/P/01898 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/00367 - The Firs, Ash Green Road, Ash, Guildford, GU12 6JJ** (Pages 21 - 58)
- 5.2 **22/P/00977 - Streamside, Harpers Road, Ash, Guildford, GU12 6DB** (Pages 59 - 112)
- 5.3 **22/P/01847 - 24 Alexandra Road, Ash, Guildford, GU12 6PJ** (Pages 113 - 130)
- 5.4 **22/P/01898 - Land to east of Abinger Fields, Sutton Place, Abinger Hammer, Dorking, RH5 6RP** (Pages 131 - 144)

6 PLANNING APPEAL DECISIONS (Pages 145 - 150)

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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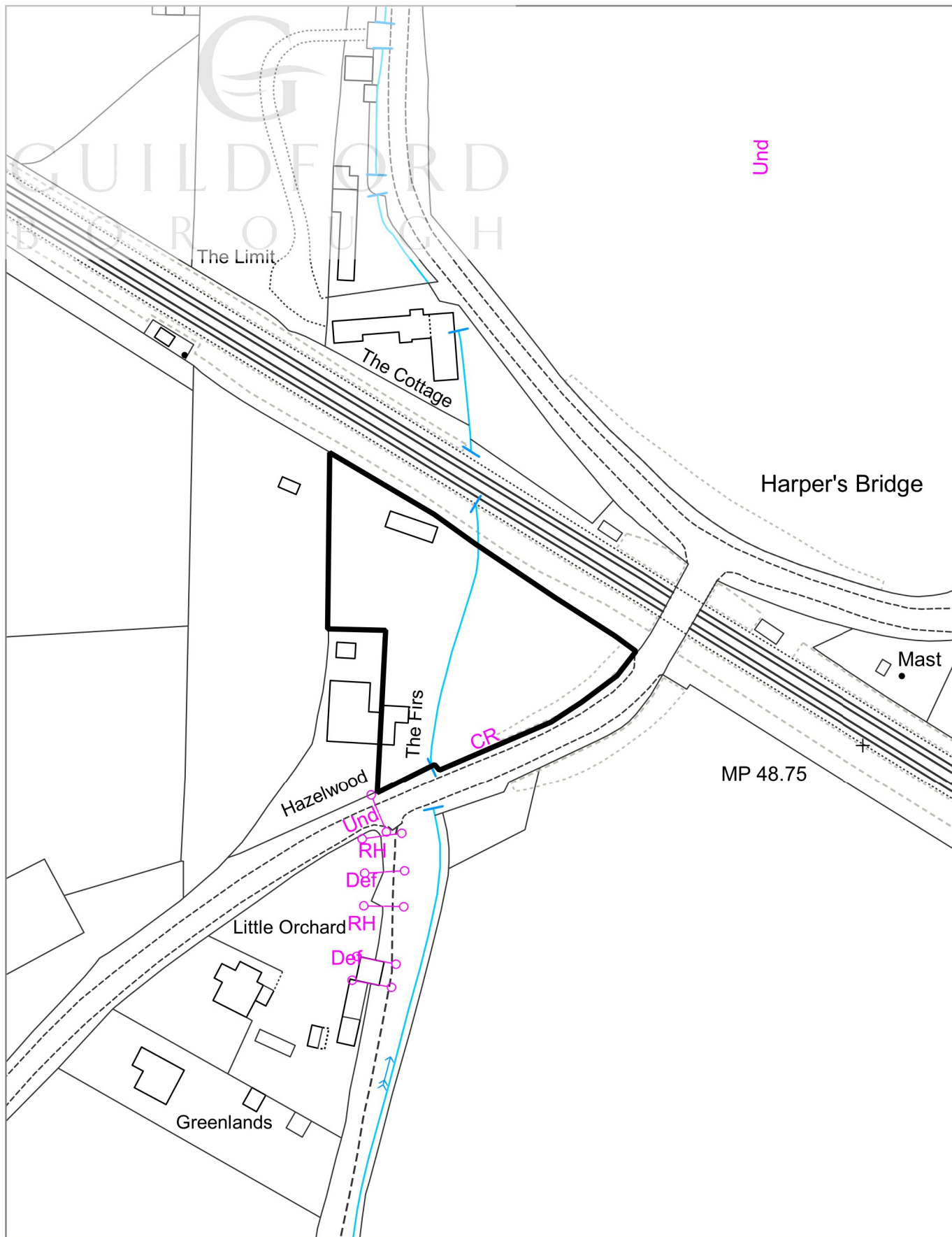
GUILDFORD BOROUGH COUNCIL**PLANNING COMMITTEE INDEX****21/06/2023**

Item No.	Ward	Applicant	Location	App.No.	Rec.	Page
5.1	Ash South	Martin Edwards Architects, C/O Agent	The Firs, Ash Green Road, Ash, Guildford, GU12 6JJ	22/P/00367	S106	21.
5.2	Ash Wharf	Mr A Kamm, Langborough House	Streamside, Harpers Road, Ash, Guildford, GU12 6DB	22/P/00977	S106	59.
5.3	Ash South	Fika Homes Ltd	24 Alexandra Road, Ash, Guildford, GU12 6PJ	22/P/01847	S106	113.
5.4	Tillingbourne	Margree	Land to east of Abinger Fields, Sutton Place, Abinger Hammer, Dorking, RH5 6RP	22/P/01898	APPC	131.

Total Applications for Committee**4**

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22/P/00367 - The Firs, Ash Green Road, Ash, Guildford



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This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 13/02/2023



Not to Scale



GUILD FORD
BOROUGH

22/P/00367 – The Firs, Ash Green Road, Ash, Guildford



App No: 22/P/00367 **8 Wk Deadline:** 27/06/2023
Appn Type: Full Application
Case Officer: Jo Trask
Parish: Ash **Ward:** Ash South & Tongham
Agent : Mr Edwards **Applicant:** Martin Edwards Architects
Martin Edwards Architects C/O Agent
2b The Hangar
Perseverance Works
38 Kingsland Road
London
E2 8DD

Location: The Firs, Ash Green Road, Ash, Guildford, GU12 6JJ
Proposal: Residential development of 7 houses and associated bicycle and garden stores and associated landscaping and extensions and alterations to The Firs (existing dwelling).

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 Officer's recommendation.

This application was previously due to be considered at Planning Committee meeting on 1 March 2023. A committee site visit was carried out on Tuesday 28th February 2023. The application was deferred by officers before the committee meeting to allow further consideration of the previously proposed culvert and the riparian biodiversity enhancements. The scheme has been amended to remove the culvert and now proposes a bridge across the stream, further information on the riparian biodiversity improvements have also been provided.

Key information

7 x 2 bed dwellings arranged as one terrace of 3 and two pairs of semi detached dwellings
Single and two storey extension to existing dwelling known as The Firs

Max building height 7.9m to ridge

13 Car parking spaces
16 secure cycle parking spaces

Communal bin store

15m buffer to Ancient Woodland

Summary of considerations and constraints

The proposal following the adoption of the Local Plan LPSS falls within the Ash Urban Area, where the principle of residential development is acceptable subject to complying with the relevant policies of the LPSS, LPDMP and the NPPF.

To the west of the site is Ancient Woodland.

The site lies within 400m to 5km of the Thames Basin Heaths Special Protection Area (TBHSPA).

The proposal would extend the existing dwelling at single and two storey height, resulting in a better balancing of the existing semi detached pair. The proposal also includes the erection of 7 two bedroom dwellings, located towards the rear boundary of the site. Vehicular access for the existing and new dwellings will be via a newly created access to the east of the existing drive.

The proposal would result in a satisfactory designed development, meeting Nationally Described Space Standards. Each dwelling would be afforded private amenity space. Measures are proposed to mitigate noise from the adjacent railway line.

The proposal would result in an attractive form of development which would not give rise to any harm to the surrounding character of the area, would create a good quality living environment and would contribute 7 dwellings towards meeting the Councils housing need.

A completed Unilateral Undertaking securing appropriate mitigation for the identified harm to the TBHSPA accompanies the application. In addition, it is recommended that a financial contribution towards Ash road bridge should also be secured to mitigate the cumulative impacts of the development, together with other sites already approved in the area.

Subject to conditions as set out in committee report the proposed development is recommended for approval.

Following the completion of a Unilateral Undertaking to secure SANG and SAMM and an Ash road bridge contribution the decision is to:

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: 7005 REV P3 Site Plan Levels, PA05 REV P2 Existing Cross Section AA BB CC, PA06 REV P2 Proposed Cross Section AA BB CC, PA07 REV P2 Proposed floor plan 2 bed house, PA_08 REV P2 proposed 2 bed cross section, PA09 REV P2 Proposed elevations 3 No. 2 bed house, PA10 REV P2 Proposed elevations 4 No. 2 bed house, PA11 REV P2 Proposed rear elevation 2 bed house, and PA15 REV P2 3 bed car

port proposed elevations received on 25 February 2022, PA22 REV P2 Existing Roof Plan 3 bed house received 21 March 2022, PA21 REV P2 Existing floor plans 3 bed house received 22 March 2022, PA00 REV P3 Site Location Plan, PA01 REV P3 Existing site plan, PA02 REV P3 Proposed site plan, and PA20 REV P2 Existing elevations 3 bed house received on 23 March 2022, PA 17 REV P3 Proposed elevations 3 bed house, PA18 REV P3 Proposed floor plans 3 bed house and PA19 REV P3 Proposed roof plan 3 bed house received on 15 November 2022, PA_03 REV P3 Site/Block Plan, PA_04 REV P3 Site/Block Plan 2 and PA_16 REV P3 communal bin store received on 22 December 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 development hereby approved shall not be first occupied unless and until the proposed vehicular access to Ash Green Road has been constructed and provided with a level plateau and visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

4. 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 plan, Drawing No. PA_03 Rev P5, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

6. The development hereby approved shall not be occupied unless and until

each of the proposed dwellings and at least 2 of the visitor parking bays are provided with a fast charge 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 retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

7. 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. This pre commencement condition goes to the heart of the planning permission.

8. No development shall commence until an Arboricultural Method Statement (AMS) (detailing all aspects of construction and staging works) 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 purpose 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 measure 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 site which are to be retained in the interests of the visual amenities of the locality. It is 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.

9. Prior to the commencement of development, an energy statement shall be

submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements and how the required reduction in carbon emissions against the TER or predicted energy usage through the use of on site low and zero carbon technology shall be achieved. The approved details shall be implemented prior to the first occupation of the development and retained 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 and policies D14 and D16 of the LPDMP. This pre commencement condition goes to the heart of the planning permission.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 l/s for the whole site.
 - c) Details of the condition of the receiving watercourse.
 - d) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - e) 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.
 - f) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - g) 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. This pre commencement condition goes to the heart of the planning permission.

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

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

12. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request, of all external facing and roof materials. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to ensure materials that are lower in carbon are chosen.

13. No development shall take place until a detailed landscape and management plan, to include full details, of both hard and soft landscape proposals, for the development as a whole including the Ancient woodland buffer zone and its enclosure, the proposed works to the stream corridor (re profiling, ponds and riffle's and planting) and all boundary treatments, including a schedule of landscape maintenance for a minimum period of 10 years, have been 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 retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality. This pre commencement condition goes to the heart of the planning permission.

15. The development shall be carried out in accordance with the mitigation

measures set out in the Noise and Vibration Assessment Report 20/0320/R1 by Cole Jarman.

Reason: To protect the residential amenity of the occupants of 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. Immediately prior to works commencing a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing. The development shall then be carried out in accordance with the approved details.

During construction activities on site regard must be given to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. If any close-boarded fencing is to be used at the site, we recommend that holes are included in the base of 20cmx20cm to allow badgers to move freely through the site.

Reason: To prevent harm to a protected species. This pre commencement condition goes to the heart of the planning permission.

18. The development hereby approved shall be carried out in accordance with the mitigation measures detailed in the Updated Preliminary Ecological Appraisal dated February 2022.

Reason: To mitigate against the loss of existing biodiversity and nature habitats and protected species.

19. No development shall take place until a Biodiversity Enhancement and

Management Plan (BEMP), as recommended in Paragraph 7.2 of the Updated Preliminary Ecological Appraisal, detailing the management measures required to deliver a biodiversity net gain for the development has been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

The BEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the above referenced report and should include, but not be limited to following:

- a) Description and evaluation of existing and newly created features to be managed including but not limited to:
 - i. Newly planted habitats which will be of value to wildlife, such as native seed/fruit bearing and nectar-rich species; wild flower grassland margins to attract butterfly and moth species such as the small heath butterfly; and species which attract night flying insects
 - ii. Inclusion of hedgehog passes and houses
 - iii. Provision of nesting/roosting habitat for bird and bat species
- 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 will 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 will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To increase the biodiversity of the site and mitigate any impact from the development. This pre commencement condition goes to the heart of the planning permission.

20. Prior to construction a Sensitive Lighting Plan shall be submitted to and

approved in writing by the LPA.

The lighting plan shall be informed by the recommendations in BCT & ILP (2018) Guidance Note 08/18; Bats and artificial lighting in the UK.; Bats and the Built Environment; and the Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.

Any external lighting on the site shall be strictly in accordance with the approved details.

Reason: To ensure the protection of habitat and a protected species.

21. Prior to commencement of development a detailed reptile mitigation strategy be submitted to and approved in writing by the LPA prior to commencement. The strategy will need to be prepared by a suitably qualified ecologist and appropriate to the local context. The reptile mitigation strategy should include, but not be limited to the following:
- a) Location and map of the proposed translocation site
 - b) Assessment of the habitats present, including their ecological function to reptiles
 - c) Analysis of reptile carrying capacity of translocation site
 - d) Details of management measures that are required
 - e) Work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - f) Details of the body or organisation responsible for implementation of the reptile mitigation strategy
 - g) Ongoing monitoring and remedial measures
 - h) Legal and funding mechanisms by which the long-term implementation of the reptile mitigation strategy will be secured by the applicant with the management body(ies) responsible for its delivery.
 - i) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

Reason: To mitigate against the loss of existing biodiversity, protected species and nature habitats. This pre commencement condition goes to the heart of the planning permission.

22. Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and approved in writing by the LPA.
- 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 including pollution protection measures
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs.

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

Reason: To mitigate against ecological harm resulting from construction activities. This pre commencement condition goes to the heart of the planning permission.

23. The development shall be carried out in accordance with the Stream Enhancement Plan by Middlemarch dated 19th May 2023 and shall be adhered to in perpetuity.

Reason: To increase the riparian biodiversity of the waterbody.

Informatives:

1. 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.

A previous application was submitted this application seeks to address the concerns raised at that point in time. The application has been submitted in accordance with that advice and no further issues have arisen.

2. 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

3. Highways Informatives:

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-crossovers-or-dropped-kerbs.

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>. 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.

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 applicant's own cost.

The developer is advised that Public Byway Number 521 is located opposite the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

4. The developers attention is drawn to the letter from Network Rail advising of the need to engage with Network Rail's Asset Protection and Optimisation (ASPRO) team prior to commencement of development and the list of informatives attached to that letter.
5. 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.
6. The developer is advised that they are required to obtain a Bat Mitigation Licence

from Natural England following receipt of planning permission and prior to any works which may affect bats commencing.

7. To prevent its spread the *Rhododendrum ponticum* on-site should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at 'www.nonnativespecies.org'
8. **Badgers**
The developer is advised that during construction activities on site regard must be given to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. If any close-boarded fencing is to be used at the site holes should be included in the base, measuring 20cm x 20cm to allow badgers to move freely through the site.

Officer's Report

Site description

The site comprises a two storey semi detached house with a small redundant stable building and greenhouse to rear. The site is roughly triangular in shape, bounded to the north and east by the North Downs railway line and to the south by Ash Green Road. The site wraps around the rear of the neighbouring property Hazelwood.

Following the adoption of the Local Plan: Strategy and Sites 2019 the site is now within the urban area, the boundary to which runs along the south-eastern site edge to Ash Green Road.

A number of trees define the boundary to the railway line (Reading to Gatwick line), with hedging to the southern boundary interspersed with trees fronting Ash Green Road.

The site is relatively flat and informally divided by a stream running north south through the site bounded by hedging. The southern section of the stream is culverted running under Ash Green Road, with the northern part of the stream culverted as it meets the railway embankment to the north of the site. Existing fencing partitions the residential garden and stable/paddock area.

Ancient woodland is located directly to the west of the site. Ash Green Road rises to the south east up towards the bridge. To the south/southeast boundary of the site is countryside.

The site is within 400m- 5km of the Thames Basin Heaths SPA.

Further to the west lies land allocated for housing under policy A31: Land to the south and east of Ash and Tongham, the application site does not form part of the housing allocation policy A31 and is separated from it to the west by a copse of Ancient Woodland.

The site is located within Flood zone 1. A proportion of the site to the east is identified as 1:30 yr and 1:100 yr surface water risk of flooding.

Proposal

Residential development of 7 houses and associated bicycle and garden stores and associated landscaping and extensions and alterations to The Firs (an existing dwelling) to create a 3 bed dwelling.

Total units

1 x 3 bed (existing)

7 x 2 bed (proposed)

Two storey height

Parking 13 car parking spaces of which 4 are visitor parking

Cycle parking 16 spaces

Amended plans have been received reducing the width of the proposed rear extension to The Firs, to ensure that it is fully within the applicants ownership and further amended plans relocating the position of the doors to the communal bin store to address cleansing officers comments.

Further amended plans have been submitted removing the proposed culvert and replacing with a bridge section across the stream and the submission of a stream enhancement plan.

Relevant planning history

Reference:	Description:	Decision Summary:	Appeal:
21/P/00918	Erection of eight new houses and a replacement house with carport's and ancillary residential workspaces	Withdrawn 05/08/2021	N/A

Consultations

Statutory consultees

County Highway Authority: The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds recommends conditions regarding the following: visibility zones, parking and turning of vehicles, secure covered cycle parking and e bike charging, electric vehicle charging, and a Construction Transport Management Plan.

Surrey Lead Local Flood Authority: The application lies outside the LLFA Statutory Duty requirements and their comments are advisory. However the LLFA have reviewed the submitted Flood Risk Drainage Strategy, Campbell Reith Hill LLP, February 202, Revision P3 document reference: 13654-CRH-ZZ-XX- RP-C-0001 (The Firs) - Planning P3.doc and made advisory comments regarding the management of the surface water discharge. The applicant has responded and provided a Communication letter from Campbell Reith Hill LLP, 14/12/2022 and a Drainage Strategy (Annotated), Campbell Reith Consulting Engineers, Feb 2022, Drawing no 7004 revision 4. The surface water flood risk to and from the site has been considered and appropriate mitigation measures proposed.

No objection subject to suitably worded conditions regarding the submission of a detailed design

of a surface water drainage scheme and verification report.

In response to the amended plans provide the following comment: no change in drainage strategy, no further comments, refer back to letter dated 20/12/2022.

Thames Water: Surface Water Drainage - subject to the sequential approach being followed to the disposal of surface water no objection is raised. Where discharge to a public sewer is proposed prior approval from Thames Water Developer Services will be required. There are public sewers crossing or close to the development - advise reading Thames Water guide working near or diverting pipes. No objection with regard to Waste Water Network and Sewage Treatment Works infrastructure capacity. No further comments to make on the amended plans.

Network Rail: Due to the proximity to Network Rail's land and the operational railway, request the developer engages with Network Rail's Asset Protection and Optimisation (ASPRO) Team prior to commencement of any works. Contact details are available in the correspondence received.

Surrey Wildlife Trust: requested a Barn Owl survey and further bat information. Following these comments a Barn Owl Survey report and Bat Emergence and Re-entry Surveys have been provided for the proposed development site. The applicant is advised that a Bat Mitigation Licence is required. Surrey Wildlife Trust recommend conditions for mitigation and protection of habitat and species.

The Environment Agency: have advised that this is not an application they wish to comment on. The watercourse running through the site is not a main river and therefore is outside of the EA statutory remit.

Internal consultees

Tree officer: Proposed buffer to the ancient woodland is sufficient. No objection subject to a suitably worded condition to secure Arboricultural Method Statement and Tree Protection Plan.

Environmental Health officer: Examined the location and noted the proximity to the railway. No objection subject to condition/s to secure the mitigation measures for noise control set out in the noise report by Cole Jarman Associates.

Environmental Services: following a request for an amendment to the bin store, commented: the revised location of the door to the bin store strikes a balance between the operatives convenience and the convenience of the resident users. Satisfied that the communal store is large enough to accommodate the required bin storage and any expansion required in the upcoming Environment Act 2021. The plans show tracking of a waste collection vehicle entering the development however it is Environmental Services preference from a servicing point of view to make all collections from the road so that the GBC vehicle does not need to enter the development at all. This has been facilitated with the amended location of the door to the communal bin store being located on the left side of the store. No objection is raised.

Parish Council

Ash Parish Council object on the following grounds:

- out of character
- overdevelopment
- flooding and proximity to stream (officer note: the LLFA have been consulted and advise that surface water flood risk has been considered and appropriate mitigation measures proposed,

conditions are recommended)

- lack of parking (officer note: the proposed parking is assessed in the report below and is considered to be acceptable)
- proximity to railway line posing environmental issues - (officer note - Environmental Health are satisfied subject to condition to secure the proposed noise mitigation measures)
- proximity to Ancient woodland (officer note: the development observes the 15m buffer, the tree officer has no concerns)
- cumulative impact on local amenities and lack of infrastructure
- Thames Basin Heath SPA - (officer note: a UU has been submitted securing the appropriate mitigation in accordance with the Strategy)
- impact on wildlife
- emergency and refuse vehicle access (officer note: no objection has been raised by SCC as the Highway Authority, Environmental Services have confirmed their preference is not to enter the site)
- cumulative impact on traffic (officer note: this has been assessed by SCC as the Highway Authority who have raised no objection)

Ash Parish Council object to the amended drawings and raise the following concerns in addition to their original comments:

- highway safety due to proximity of entrance to narrow railway bridge (officer note: the highway authority have assessed the application in safety grounds and raised no objection)
- not in keeping with street scene
- two storey extension is not subservient
- lack of public footpaths (officer note: the site is located directly opposite Public Byway 521, with Public Bridleway 594 also close by. These links will provide further links to the wider Public Rights of Way network)
- lack of easy access to public transport (officer note: the site is located directly opposite Public Byway 521, with Public Bridleway 594 also close by. These links will provide further links to the wider Public Rights of Way network)

Third party comments:

21 letters of representation have been received raising the following objections and concerns:

- not allocated for housing in the local plan, outside of Policy A31
- housing not required
- loss of privacy
- loss of light
- land ownership issue (officer note: the applicant has signed certificate A that the site is in their ownership. Any land ownership dispute is a civil matter.)
- chimney and fire place contradicts the Green intent (officer note: A Sustainability and Energy Statement accompanies the application, including passive design and energy efficiency measures, provision of air source heat pumps and Photovoltaics to provide renewable energy - the development would still need to meet the new Building Regulation requirements, The Design and Access Statement refers to a high efficiency Ecodesign compliant woodburning stove to supplement the central heating system. It is considered unlikely that occupants would rely on the fireplace for the main source of heating, and that this would be more of a design feature)
- questions on sustainable energy measures (officer note: the application is required to comply with Policy D2 and the supporting SPD)
- highway safety concerns (officer note: this has been assessed by SCC as the Highway Authority who have not raised a highway safety concern)

Agenda item number: 5(1)

- lack of parking (officer note: the proposed parking is assessed in the report below and is considered to be acceptable)
- Electric Vehicle charging points (officer note: each dwelling will be provided with an EV charging point, in addition to at least 2 of the visitor parking bays, to be secured by condition)
- lack of infrastructure
- out of character
- over development
- out of scale
- noise and disturbance
- impact on wildlife (officer note: Surrey Wildlife Trust have assessed the application and raise no object subject to conditions)
- proximity to ancient woodland (officer note: a 15m buffer to the woodland is provided in line with Government guidance for buffer zones to ancient woodland, the tree officer raises no objection)
- within SPA buffer zone (officer note: the site falls within the 400m to 5km buffer of the TBHSPA, appropriate mitigation has been secured in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD)
- bat survey required (officer note: a bat survey has been provided and Surrey Wildlife Trust have no objection subject to conditions)

Following receipt of amended plans:

Five letters of representation raising the following concerns:

- original objection still stands
- extension to The Firs not subordinate
- over development of the plot
- out of character
- highway safety concerns (officer note: this has been assessed by SCC as the Highway Authority who have not raised a highway safety concern)
- access into the development (officer note: this has been assessed by SCC as the Highway Authority who have not raised a highway safety concern, condition requires the access to have a level plateau)
- loss of open space
- loss of neighbour amenity
- flooding (officer note: the Lead Local Flood Authority have considered the surface water flood risk to and from the site and appropriate mitigation measures have been proposed)
- lack of parking (officer note: the parking provision is considered in detail in the report below)
- lack of highway infrastructure
- impact on bats/wildlife (officer note: Surrey Wildlife Trust have assessed the application and raise no object subject to conditions)
- proximity to ancient woodland (officer note: a 15m buffer is shown between the woodland and the curtilages of the proposed dwellings.)
- cumulative affect of development
- houses not needed
- refuse collection (officer note: the Environmental Services team have raised no object to the refuse collection arrangements)

In total 23 letters of neighbour representation have been received.

A letter from Ash Green Residents Association has been received raising the following concerns:

- unsustainable location
- proximity of Harpers Bridge (officer note: SCC as the Highway Authority have assessed the application and raised no objection)
- lack of on street parking (officer note: space for parking of 2 vehicles exists in the lay by opposite the site, visitor parking is provided within the site)
- lack of refuse collection space. (officer comment: Environmental Services are satisfied that the communal store is large enough for the required bins to serve the 7 new properties and any expansion to the offering that will be needed in upcoming changes to the Environment Act 2021).
- lack of transport infrastructure
- no relationship with Ash urban area – (officer comment, the site is located within the Ash urban area).
- lack of connectivity with local plan sites – (officer comment: the site is in the urban area, it does not fall with policy A31: land to the south and east of Ash and Tongham).
- not an allocated site – (officer comment: the site is located within the Ash Urban Area as identified in the LPSS 2019).
- unsustainable extension to Ash Green Village - (officer comment: the site is located within the Ash Urban Area as identified in the LPSS 2019).
- over development of the site
- out of character
- small rear gardens – (officer comment: the development has been designed to provide the greater private amenity space within the curtilages to the front of the proposed dwellings, south facing, with a small private amenity provision to the rear, north facing adjacent to the railway line. This arrangement maximises the opportunities on the site).
- Proximity to the railway line – (officer comment – no objection subject to conditioning the mitigation measures proposed in the noise report by Cole Jarman Associates).
- 7 additional homes not a benefit – (officer comment- this is a windfall site, contributing to meeting Borough's identified housing need).
- A number of policies are mentioned stating the application falls to comply

In response to the latest amended plans (19.05.23)

One letter of neighbour objection raising the following concerns:

- why are chimneys proposed (officer note: the Design and Access statement refers to high efficiency Ecodesign compliant wood burning stove to supplement the central heating system)
- construction of the bridge and how it is attached (officer note: the LLFA have requested an informative advising that any works affecting an ordinary watercourse will require prior written consent)
- how will electric charging points on visitors parking spaces be connected to the dwellings (Officer comment - this is not a material planning consideration)
- how will cables be managed (Officer comment - this is for the infrastructure provider)

Planning policies

National Planning Policy Framework (NPPF):

Chapter 5: Delivering a sufficient supply of homes

Chapter 12: Achieving well designed spaces

Chapter 15: Conserving and enhancing the natural environment

The National Design Guide (NDG)

South East Plan 2009:

NRM6 Thames Basin Heath Special Protection Area

Guildford Borough Local Plan: Strategy and sites 2015-2034

The Guildford Borough Local Plan: Strategy and Sites (LPSS) was adopted by the Council on 25 April 2019. The Plan is up-to-date and carries full weight as part of the Council's Development Plan.

- D1 Place shaping
- D2 Climate Change, Sustainable design, construction and energy
- H1 Homes for all
- ID3 Sustainable transport for new developments
- ID4 Green and blue infrastructure
- P4 Flooding, flood risk, and groundwater protection zones
- P5 Thames Basin Heaths Special Protection Area
- S1 Presumption in favour of sustainable development

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.

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

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. The Plan is up-to-date and carries full weight as part of the Council's Development Plan.

- Policy H4: Housing Extensions and Alterations including Annexes
- Policy P6: Protecting Important Habitats and Species
- Policy P7: Biodiversity in New Developments
- Policy P9: Air Quality Management
- 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 D6: External Servicing Features and Stores
- Policy D7: Public Realm
- Policy D8: Residential Infill Development
- Policy D11: Noise Impacts
- Policy D11 Light Impacts and Dark Skies
- Policy D14: Sustainable and local Impact Development
- Policy D15: Climate Change Adaptation
- Policy D16: Carbon Emissions from Buildings
- Policy D17: Renewable and Low Carbon Energy Generation and Storage

Policy ID6: Open Space in New Development
Policy ID10: Parking Standards for New Development

Supplementary planning documents:

Parking Standards for New Development SPD 2023
Climate change, sustainable design, construction and Energy SPD 2020
Thames Basin Heaths Special Protection Area Avoidance Strategy SPD
Planning contributions SPD
The Guildford Borough Residential Design Guide

Planning considerations

The main planning considerations in this case are:

- the principle of development
- housing mix
- the impact on the character of the area
- living environment
- NDSS
- the impact on residential amenity
- sustainability
- highways
- vehicle and parking
- cleansing
- trees
- flooding
- ecology
- biodiversity
- Thames Basin Heath SPA
- legal agreement requirements

Principle of development

Following the adoption of the local plan Strategy and sites 2015-2034 the site falls within the Ash Urban area. Policy P3: countryside is not applicable.

There is great need for housing in the Borough. Whilst the site is not part of an allocated site for housing within the local plan, it is a windfall site. The allocated sites are not sufficient alone to meet the identified Borough housing need. Windfall sites are important in contributing towards meeting the Borough's identified housing need. This proposal resulting in a net increase of 7 dwellings would contribute to meeting the wider housing need.

The proposal is for 7 two bedroom dwellings contributing towards the smaller unit housing stock.

Subject to meeting other policy requirements and providing a satisfactory form of development, set out in the report below, no objection is raised to the principle of housing on this site, located within the Ash Urban Area.

Housing Mix

Policy H1 of the LPSS 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 housing need set out in the SHMA is a borough wide need. The proposal would provide seven 2 bed units and one 3 bed unit. The proposal would contribute to meeting the identified housing need in the borough. No objection is raised to the proposal for a net increase of 2 bed and one 3 bed dwellings in this location.

Impact on the character of the area

The importance of design is supported through local and national policy. The National Planning Policy Framework (NPPF) Chapter 12 sets out the requirements for well-designed places. The National Design Guide (NDG) sets out the 10 characteristics of good design. LPSS 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.' Policy D1 (18) Ash & Tongham states that proposals within the Ash & Tongham and Ash Green Area have particular regard to the relationship with the existing urban area, the relationship and connectivity between allocated sites in different ownerships, the existing character of Ash & Tongham and Ash Green, the future urban edge and its relationship with the surrounding countryside at the allocated site's boundaries.

LPDMP Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness states that development proposals demonstrate how they achieve the 10 characteristics of well designed spaces and have regard to relevant national and local design codes and incorporate high quality design. The Guildford Residential Borough Design Guide promotes and sets out guidance for high standards of housing design in the Borough. The site lies within the Rural-Urban Fringe Character Area E1: Tongham Rural Urban Fringe.

LPDMP Policy D7: Public Realm requires public realm to be designed as an integral part of the new development, creating attractive and safe places, maximising opportunities to incorporate soft landscaping, sustainable materials, a co-ordinated approach to material palette, boundary treatments and lighting.

LPDMP Policy D8: Residential Infill Development Proposals. Requires residential infill to integrate well with the surrounding development and environment; respond positively to the existing character; incorporate landscaping measures, ensuring sufficient amenity, parking, bin storage and cycle parking. The policy addresses different types of infill development. Policy D8 (4) Infilling: backland development proposals is relevant, this requires proposals to:

- a) create a positive 'street' entrance, provide safe pedestrian and cycling access and suitable access for emergency and refuse vehicles, and avoid long, narrow and isolated access points. Access routes must be designed to avoid having an unacceptable impact in terms of noise or light on the existing dwellings; and
- b) demonstrate that relationships with both existing neighbouring development and buildings/gardens within the site are acceptable, taking into account back to back or back to front distances. The privacy of existing and proposed residential properties should be respected by any new layout.

The proposal comprises 4 semi-detached homes, a short terrace of 3 dwellings and an extension

to The Firs cottage. The seven properties comprising two pairs of semi detached properties and one terrace of three properties are proposed to be located to the rear of the site, all to be served by one vehicular access to the east of The Firs. The access drive would form a loose 'T', with a bridge over the existing waterbody to access the rear western part of the site. It should be noted an existing bridge exists forward of this, providing access between the two parts of the site.

Covered bike/garden stores are integrated within the hard landscaping design of the boundary plots. Parking for each of the dwellings and visitor is provided to the front of the proposed homes. The dwellings have been designed with a low eaves line and a form intended to reflect the local domestic architecture. The oriel windows to the rear elevation of the 7 dwellings are a reference to the initial design studies informed by local Arts and Crafts architecture. A simple palette of materials is proposed, to complement materials seen in the locality, responding to the local character in compliance with policy D4. The thresholds between the parking courtyard and private garden areas would be formed by mid height brick walls with a translucent mineral paint finish, clay tile coping and timber gates. The sections of wall would be separated by bike stores, which would be timber clad with standing seam-metal roofs. A communal enclosed bin storage area is located towards the front of the site. A land bridge over the stream will connect the east and west parts of the site. The banks to the waterbody would be enhanced as set out in the accompanying Stream Enhancement Plan by Middlemarch. To the west lies ancient woodland. The submitted layout provides a 15m buffer zone between the woodland and the closest property boundary.

Indicative landscape is shown on the plans, the detail of which is to be secured by appropriately worded conditions. The indicative layout demonstrates soft landscaping can be accommodated within the public areas to enhance the setting of the development and create quality visual public realm, complying with policy D7.

Building heights annotated as 7.9m to top of ridge, this is in scale and would not be harmful to the scale and character of residential development within the locality.

The scheme also includes the renovation and extension of the existing dwelling, known as the Firs. The Firs as existing forms the smaller half of the pair of dwellings, with the neighbouring property Hazelwood having benefited from additions over the years. The proposal seeks to extend the existing property to provide a 3 bed dwelling, through replacing the existing side extension with a part two storey part single storey side/rear extension. The proposed two storey side/rear extension would continue the existing ridge line of the pair of dwellings and would be designed with a gable end roofs to the side and rear. This is in scale and character with the existing development and would attempt to re balance the semi-detached pair of dwellings. Whilst the proposed two storey side extension is not set back from the front building line, the width of the proposed extension allowing for the continuation of the existing ridge line and double valleyed roof provides an attractive design in character with the existing dwelling and not harmful to the scale of the pair of semi-detached properties as a whole. On this basis the design, height and scale of the extension is acceptable and would not give rise to unacceptable harm to the existing dwelling and pair of dwellings. The proposed materials are listed as clay 'arrowhead' profile tiles for the vertical tile hanging to the first floor front and part side elevations and a translucent paint finish to the proposed brick work. It is considered reasonable for a condition requiring the submission of materials to ensure they are enhancing to the character of the area. Subject to a suitably worded condition, no objection is raised on character grounds.

The architectural approach of the scheme reflects the local vernacular and materials and complies with policy D4. The use of satisfactory and appropriate materials is key to the success of the development and is the subject of a condition.

The boundary treatment to the new dwellings would consist of bike/garden store, walls and gates to provide enclosure whilst establishing a degree of surveillance and interest to the frontages. Landscape illustrations have been provided. This shows tree planting between the parking court bays, softening the appearance of the scheme. Low post and rail fencing with native hedge planting proposed between gardens, to create a informal and softer boundary treatment. Detailed landscaping will be the subject of a condition to ensure the hard and soft landscaping takes account of the rural edge character of the site and to ensure an appropriate boundary to the ancient woodland 15m buffer zone. Boundary treatment to the Firs is indicated as a boundary wall to the frontage with timber fencing to the side and rear. No objection is raised to this approach subject to securing details as part of a landscaping condition.

The proposed layout has been designed with the dwellings to be set back from Ash Green Road, maximising the southerly front aspect. Their positioning closer to the rear boundary, takes account of the northern aspect and railway line and proposes measures to address any identified harm. This allows for the greater private amenity space to be located forward of the dwellings, maximising the natural daylight and sunlight afforded to the future occupants. The dwellings are based on modest worker style cottages, with eaves heights reflective of the surrounding dwellings. The proposed layout is considered to respond positively towards the character of the area and the constraints of the site addressing policy D8.

As stated above the site is not one of the allocated sites. It is however located within the Ash Urban Area. Due to the unique characteristics of the site: railway line to the north, ancient woodland to the west and Ash Green Road to the south, south/east connectivity opportunities are very limited.

The scheme makes efficient use of the site whilst maintaining adequate space for existing and proposed tree planting. The scale, character and layout of the scheme would provide an acceptable transition between the urban and rural character and would not give rise to any identified harm to the character of the area. Providing small scale housing, subject to securing the materials, it would respect the surrounding character of Ash & Tongham and Ash Green. No objection is raised subject to suitably worded conditions.

The proposed development would create additional housing of a modest and appropriate scale, high in quality design, meeting a smaller householder need. Taking on board the constraints of this urban area site through the creation of a bespoke development. The proposed development complies with policies D4, D7 and D8 of the LPDMP.

Living environment

Policy D5 of the LPDMP relates to the protection and provision of amenity space. It states:

1) Development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties. This includes: privacy and overlooking; visual dominance; sunlight and daylight; artificial lighting, noise and vibration; odour, fumes and dust

2) All new build residential development proposals, including flatted development, are expected to have direct access to an area of private outdoor amenity space, both private and shared, development proposals are required to:

- a) take into account the orientation of the amenity space in relation to the sun at different times of the year;
- b) address issues of overlooking and enclosure, which may otherwise impact unacceptably on the proposed property and any neighbouring properties;

4) development proposals are required to have regard to relevant national and local design guidance or codes, including in relation to garden sizes and residential building separation distances.

All of the dwellings proposed would have access to private outdoor space.

The development comprises 3 house types. The first is an extension to the existing semi-detached dwelling to provide a 3 bed dwelling. A private garden is provided to the front of the dwelling with additional private amenity space to the side and rear. Two parking spaces serving the dwelling are to be provided via a double carport, located directly beyond the rear garden serving the extended property. 3 staggered visitor spaces are also located adjacent to this rear boundary. Sufficient space exists to enable a planting buffer to ensure no unacceptable harm would arise to the living environment of the future occupants. A proposed landscaped buffer (to be secured by condition) alongside the stream (running north south) to the east of the dwelling mitigates against any potential noise and disturbance from the proposed access drive which will serve the 7 properties to the rear.

The 3 bed dwelling would be provided with adequate external amenity space.

The second house type is a 2 bedroom dwelling, forming a terrace of three dwellings. These are located to the rear of the existing dwelling and are staggered within the plot orientated towards the entrance of the site. The third dwelling type, comprises 2 bedrooms and is arranged as two pairs of semi-detached dwellings. Each dwelling is provided with private amenity space to the rear and a greater amount of private amenity to the front of the dwelling. The semi detached dwellings would have private external access between the front and rear garden areas.

The first floor rear elevation of each dwelling has been design with an oriel window, serving the bedroom. This has been designed to provide a window seat internally and externally would provide a small canopy over the back door to the dwelling.

The development would be in close proximity to the railway line. A Noise and Vibration Assessment by Cole Jarman accompanies the application dealing with rail noise. The rear elevation oriel windows of each dwelling would be fitted with acoustic vents to address the noise from the proximity to the railway line. No objection is raised from the Environmental Health officer subject to a condition to secure the mitigation measures set out within the accompanying Noise and Vibration Assessment report by Cole Jarman Associates. The proposed measures for acoustically enhanced glazing and ventilation are sufficient to protect the residential amenities of the occupants, achieving suitable internal noise levels.

Each of the new terrace and semi detached properties are served with a small area of private amenity space directly to the rear. A larger area of private amenity space is provided to the front (southern aspect), terminating in a secure and covered bike store and boundary wall. Located within the boundary wall is a pedestrian gate to provide direct access to the parking area.

Each dwelling will be provided with an allocated parking space and secure cycle parking.

LPDMP Policy D11: Noise Impacts requires development proposals for noise sensitive uses to identify any likely adverse impacts from existing nearby sources of noise.

The layout provides for adequate separation distances between buildings /properties to ensure appropriate privacy, outlook and daylight/sunlight. All units will meet the required Nationally Described Space Standards in terms of internal layout/space (see table below).

The proposed layout would afford each of the dwellings a good quality living environment and private amenity space. As such, the proposed units would be acceptable and the application complies with LPDMP Policy D5.

Nationally Described Space Standards (NDSS)

The application is accompanied with the following matrix, confirming compliance with the NDSS.

House No.	bed spaces	GIA (NDSS)	G I A (proposed)	Built storage (NDSS)	in built storage (proposed)	in Compliance
2 bed storey	2 4p	79sqm	80sqm	2sqm	4.2sqm	Yes
3 bed storey	2 4p	84sqm	125sqm	2.5sqm	4.7sqm	Yes

The proposed dwellings, including the existing dwelling to be extended exceed the minimum standards set out in the NDSS. The proposed development would provide a good quality living environment.

Impact on residential amenity

LPDMP Policy D5 relates to the protection of amenity and provision of amenity space. It states: 1) Development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties. This includes: privacy and overlooking; visual dominance; sunlight and daylight; artificial lighting, noise and vibration; odour, fumes and dust.

Each of the proposed new dwellings are orientated to ensure the residential amenity of future occupants is protected. No concerns are identified regarding unacceptable loss of privacy, overlooking or loss of light to the future occupants of the proposed dwellings.

Hazelwood

Hazelwood forms the other half of the existing semi-detached pair and is physically attached to The Firs. The proposal seeks to extend The Firs with a two storey side/rear extension and single storey rear extension. Amended plans were sought and received to ensure the proposed extension to the rear is fully within the applicants land and does not encroach over the boundary with the neighbouring property. The proposed single storey element would extend along the boundary with the adjoining neighbour Hazelwood.

The single storey rear extension would project 2.3m beyond the rear wall of the adjoining neighbour. This element is flat roof in design measuring 2.9m in height. It is not possible to assess whether the single storey extension would breach within 45 degrees of the mid point of the immediate neighbouring property's window serving a habitable room. However it is important to note that the existing dwelling could likely be extended at single storey to the rear, at a greater depth than proposed, under permitted development. No unacceptable harm to the residential amenities of the neighbouring occupants has been identified. The proposed rear extension if granted planning permission does not give consent for any development over or under property outside the applicants control. In this scenario the landowners separate consent would be required. The Party Wall Act 1996 deals with development in proximity of a boundary. The proposed two storey rear extension is set away from the shared boundary and would not result in an unacceptable loss of light, overlooking or loss of privacy to the neighbouring property.

A double car port is proposed to the rear boundary of The Firs. This would measure 2.8m in height and is a single storey flat roof structure with a living roof proposed to the roof area. No unacceptable harm to residential amenity is identified.

The proposed terrace properties sited to the rear would be orientated away from the rear elevation of Hazelwood and The Firs. Furthermore the separation distance of 17.5m between the corner of the front elevation of the end terrace and the rear garden boundary of Hazelwood would ensure no unacceptable loss of privacy or overlooking arises.

The Cottage

The Cottage is located to the north of the application site. The railway line and embankment forms a barrier between. The proposed development due to this distances between the proposed development and The Cottage, in addition to the railway line between would not give rise to any unacceptable harm to the residential amenities of the occupants of The Cottage.

No harm to residential amenity is identified, the development complies with LPDMP Policy D5.

Sustainable Energy

Policy D2 sets out the requirements for sustainable design and construction. The Climate Change, sustainable design, construction and energy SPD 2020 goes into detail of what is expected. A fabric first approach is sought.

LPDMP Policies D14: Sustainable and Low Impact Development requires a fabric first approach in line with the energy hierarchy, minimisation of embodied carbon, improvements to energy efficiency and carbon emission rates of buildings and water efficiency. LPDMP Policy D15 covers Climate Change Adaptation. LPDMP Policy D16 requires that new buildings achieve an emission rate no higher than the relevant Target Emission Rate set out in the Building Regulations (Part L).

The application is accompanied by an Energy and Sustainability Statement by Hoare Lea dated January 2022. This states a fabric first approach has been taken to achieve high levels of energy efficiency through an external building fabric with a high level of thermal performance. Heating and hot water are to be provided by high efficiency air source heat pumps and roof mounted photovoltaic cells to provide a renewable source of power. Mechanical ventilation and heat recovery is proposed. The dwellings have been designed to ensure compliance with Part L1A. A suitably worded condition is recommended to secure the development is carried out in accordance with these details.

The development has been designed to balance the benefits of solar passive heating in the winter months whilst limiting the overheating in the summer months. Kitchen areas are shown to be located in the north facing part of the buildings with living rooms to the southern aspects.

Electric vehicle charging points are proposed and would be secured by condition.

The proposed materials to driveway would be permeable.

Water efficiency proposed to be limited to 100L/person/day. This complies with the requirements and can be secured via condition.

The development will be raised across the site by 300mm to ensure finished floor levels are above surface water flood levels.

The current Building Regulations require new dwellings to achieve a greater energy efficiency rate than at the point in time the application was submitted. This would be secured under Building Regulations, complying with policy D16 of the LPDMP. The development in taking a fabric first approach complies with policy D2 of the LPSS and policies D14 and D15 of the LPDMP. No objection is raised on sustainability grounds.

Highways

Ash Green Road is a D Class road, the D66, and is subject to a 30mph speed limit. The existing vehicular access is proposed to be removed and replaced with a pedestrian access to serve the Firs. A new access will be created just to the north east of the existing drive and will measure 6m in width. Visibility splays are provided in accordance with the Manual for Streets standards for a 30mph road. A swept path analysis for the parking layout shows a fire tender can access the site and leave in forward gear. The new vehicular access would serve the existing (extended dwelling) and the 7 new dwellings.

With regard to highway safety and capacity Surrey County Council as the Highway Authority have advised that vegetation should be regularly maintained at the vehicular access to the site to ensure maximum visibility splays are achievable at all times. Vehicle tracking has been provided which demonstrates that vehicles can enter and leave the site in forward gear. The development of an additional 7 units is not considered to result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal will not have a material impact on highway safety or capacity.

The formal response from Surrey County Council Highway Authority in March 2022 included a number of conditions following a visit to the site. Further comments have been received from Surrey County Council Highway Authority regarding the access into the site, to ensure the proposed vehicle access is not at grade when vehicles egress the site. They have also advised the height of the vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times. Vehicle tracking has been provided which demonstrates that vehicles can enter and leave the site in forward gear. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal will not have a material impact on highway safety.

Surrey County Council Highway Authority have advised that the access would most likely need a Mini 278 to construct. A section 278 is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Highway Authority to make permanent alterations and improvements to a public highway, as part of a planning approval. Surrey County Council Highways have requested the inclusion of an informative about this. Should this gain planning permission, a Road Safety Assessment (RSA) would be undertaken as part of the Mini 278.

Highways infrastructure

The site is located on Ash Green Road. Ash Road Bridge (ARB) forms LRN19 of the Infrastructure Delivery Schedule for the Local Plan and is identified as key infrastructure in supporting as well as unlocking the delivery of housing upon which the Local Plan depends. Without a contribution to the ARB Scheme, the Site is considered to conflict with the requirements of ID1 and ID3 of the Guildford Local Plan, and ultimately the NPPF. LRN19, which describes the ARB project does not specifically refer to the housing allocation Policy A31. The intention was and is for other policy sites that would have a direct impact on a local area where an infrastructure solution had been identified would be required to contribute towards its delivery.

Policy ID1 states that: '(1) Infrastructure necessary to support new development will be provided and available when first needed to serve the development's occupants and users and/or to mitigate its otherwise adverse material impacts...'

Requirements 7 and 8 of Policy ID3 support the requirements of Policy ID1 and reinforce that just because a site does not fall within the Policy A31 allocation this does not provide reasonable justification for not providing a contribution towards the ARB scheme.

'(7) Planning applications for new development will have regard to the Infrastructure Schedule at Appendix 6 which sets out the key infrastructure requirements on which the delivery of the Plan depends, or any updates in the latest Guildford borough Infrastructure Delivery Plan

(8) Provision of suitable access and transport infrastructure and services will be achieved through direct improvements and/or schemes funded through Section 106 contributions and/or the Community Infrastructure Levy (CIL) which will address impacts in the wider area including across the borough boundary.'

Policy ID3 paragraph 6 states:

'(6) New development will be required to provide and/or fund the provision of suitable access and transport infrastructure and services that are necessary to make it acceptable, including the mitigation of its otherwise adverse material impacts, within the context of the cumulative impacts of approved developments and site allocations. This mitigation:

- (a) will maintain the safe operation and the performance of the Local Road Networks and the Strategic Road Network to the satisfaction of the relevant highway authorities, and
- (b) will address otherwise adverse material impacts on communities and the environment including impacts on amenity and health, noise pollution and air pollution'

The proposed development will result in additional users travelling either through the Ash level crossing increasing delay and risk at this location and/or more vehicles on local roads as they seek to avoid the delay experienced at the Ash level crossing.

The routes likely to be used are considered to be inappropriate as through routes and at capacity in the case of Harper's Road and Wyke Lane without Ash Road Bridge. In combination with committed and allocated development. It is necessary for a contribution to be secured to mitigate the development in the context of the cumulative impacts of approved developments and site allocations in the Ash and Tongham area.

The following contribution towards Ash Road Bridge is required: £83,482.00.

Subject to conditions and a legal agreement to secure the necessary contribution no objection is raised on highway safety or capacity grounds.

The site whilst located in the Ash Urban Area is noted as not being in a highly sustainable location for the purposes of pedestrians and cyclists. However the site is located directly opposite Public Byway 521, with Public Bridleway 594 also close by. These links will provide further links to the wider Public Rights of Way network. Existing pedestrian links in the vicinity of the site would enable occupants to connect to the wider network. The sites proximity to the existing pedestrian and cycle networks will improve with the future development of the allocated sites. SCC Highways have not raised any objection.

Vehicle and Cycle Parking

LPDMP Policy D6 requires cycle parking and electric vehicle charging points to be integrated into the built form and not to detract from the overall design of the scheme.

LPDMP Policy ID10: Parking Standards for New Development, and the Parking for New Development SPD 2023 provides the parking requirements. The parking requirements for non strategic sites in the suburban areas for use by residents are maximum standards and are set out in the Parking for New Development SPD, in appendix A table A1. The provision of visitor parking at a ratio of 0.2 spaces per dwelling is required where 50% or more of the total number of spaces, provided for use by residents themselves, are allocated. The parking provision for this development based on table A1 is 2 bed houses 1.5 spaces and 3 bed houses 2 spaces, visitor spaces 0.2 spaces per dwelling. This equates to a maximum requirement of:

7 x 2 bed = 10.5 spaces

1 x 3 bed = 2 spaces

8 x 0.2 visitor spaces = 1.6 spaces

Total maximum requirement of 14 spaces.

In terms of car parking, a total of 13 parking spaces are provided, including allocated parking and visitor parking. The accompanying Transport Statement identifies the parking as allocating 2 spaces for the 3 bed unit and 1 space for each 2 bed unit with 4 spaces to be unallocated. The parking area is located to the rear of the site, accessed via one vehicular access point onto Ash Green Road.

The proposed development makes provision for 13 vehicle parking spaces. The Parking for New Development SPD provides maximum standards based on the location of this site within the Borough and the dwelling types and sizes proposed. The proposal in providing 13 parking spaces provides an acceptable level of parking provision.

Electric vehicle charging is to be secured by condition.

The required cycle parking standards are minimum standards set out in the Parking for New Development SPD. The SPD requires one space per bedroom. The proposed layout makes provision for secure cycle parking, for the parking of 2 cycle spaces per dwelling, within the residential curtilages of each dwelling. Given one of the dwellings is an existing dwelling the provision is appropriate and the details are to be secured by condition.

No objection is raised on vehicle and cycle parking provision grounds. The proposed development complies with the maximum parking standards required under policy ID10 and integrated cycle and EV Charging as required under policy D6.

Servicing

LPDMP Policy D6 requires bin storage to be integrated into the built form and not to detract from the overall design of the scheme. The proposed development includes a single storey communal bin store, located towards the entrance of the site. Materials to be secured by way of condition. Amended plans were sought and received to revise the location of the door to the bin store to strike a balance between the operatives convenience and the convenience of the resident users. The Cleansing team have confirmed that they are satisfied that the communal store is large enough to accommodate the required bin storage and any expansion required in the upcoming Environment Act 2021.

Whilst the submitted plans show tracking of a waste collection vehicle entering the development. It is Environmental Services preference from a servicing point of view to make all collections from the road so that the GBC vehicle does not need to enter the development at all. This has been facilitated with the amended location of the door to the communal bin store being located on the left side of the store.

No objection is raised to the proposed development on capacity or operation grounds. The proposal is compliant with LPDMP policy D6.

Trees

The site to the north west adjoins Ancient Woodland. The Standing Advice provides guidance regarding potential mitigation regarding development in close proximity to Ancient Woodland. The advice is that an appropriate buffer zone should be provided of semi-natural habitat between the development and the Ancient Woodland (depending on the size of the development, a minimum buffer should be at least 15 metres). The purpose of the buffer is for the protection of the ancient woodland, and must be devoid of all development and pathways. This area whilst providing visual amenity to the residents would not contribute to useable amenity for occupants of the development. The application proposes a 15-metre buffer from the ancient woodland, as shown on drawing no.PA_02, which provides an adequate buffer between the woodland and development. The suggested landscaping condition would include details for the buffer zone and the boundary treatment required to ensure the buffer zone remains devoid of all development and pathways and provides visual amenity only.

The submitted drawing PA_03 P5 shows the existing trees on the Ash Green Road frontage to be removed where they are 0.6m-2m in height, with crown heights raised to all proposed thin stemmed trees to boundary. Additional planting will be secured via a landscaping condition.

Nine individual trees are identified for removal and three groups of trees and the partial removal of six groups of trees. Three individual trees (T1, T8 and T9 (category B)) and the partial removal of a group of Lawson cypress trees are identified as having moderate retention value. Suitable new tree planting is required to mitigate the loss of the existing trees. This is to be secured through condition as part of the landscaping scheme. The arboricultural information has been reviewed by the tree officer who raises no objection subject to a suitably worded condition to secure a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Based on the above, the Council's Tree Officer raises no objection subject to conditions to secure a detailed AMS and TPP and suitable replacement tree planting to mitigate the tree removal.

Flooding

The application is accompanied by a Flood Risk Assessment and Drainage Strategy by Campbell Reith, dated February 2022. This identified the site as being relatively flat with a general fall towards the water course at the centre of the site. The site is located within flood zone 1 and lies within an area that is at a low risk of flooding. With the SFRA identifying the site as being located within an area that is not susceptible to groundwater flooding. A 1.2m wide maintenance and access strip is provided adjacent to the on site water course to allow for any maintenance works that may be required during the lifetime of the development. Surface water runoff is proposed to be managed on site and discharged into the existing on site water course. Foul water drainage is proposed to be discharged into the Thames Water foul sewer, for which a section 106 Thames Water application will be required.

The proposed drainage strategy through the use of SuDS features states that no buildings are at increased risk from surface water flooding, and includes the use of permeable paving, filter drains, and proprietary treatment systems. The development will be raised across the site by 300mm to ensure finished floor levels are above surface water flood levels.

A Sustainable Urban Drainage system is proposed. Following initial comments from Surrey County Council as Lead Local Flood Authority additional information was provided in the form of a 'Communication Letter' from Campbell Reith Hill LLP (14/12/2002) and Drainage Strategy (Annotated), By Campbell Reith Consulting Engineers, Feb 2022, Drawing no. 7004 revision 4. This considered the surface water flood risk from the site, the potential presence of shallow ground water, desk top study identifying the underlain bedrock as London Clay Formation and existing cottage connecting to the existing water course. The discharge rate for the site is identified as 5 l/s based on 5 outfall's into the existing watercourse with a restriction on each outfall. The applicant has provided options to reduce the number of outfall's. The LLFA advised that the proposed mitigation measures are appropriate and have recommended conditions.

The LLFA have advised that if the proposed works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.

The surface water flood risk to and from the site has been considered and appropriate mitigation measures proposed. Subject to suitably worded conditions regarding the submission of a detailed design of a surface water drainage scheme and verification report no objection is raised on surface water flooding grounds.

Ecology

Local Plan policy ID4 of the LPSS undertakes to maintain, conserve and enhance biodiversity and seeks opportunities for habitat restoration and creation.

Policy P6 of the LPDMP: Protecting important habitats and species requires development proposals to protect and enhance priority species and habitats. This includes wildlife corridors and mitigation.

An updated Preliminary Ecological Appraisal (PEA) accompanies the application. The PEA identified two European statutory sites within 5km, three UK statutory sites within 2 km, ancient woodland sites within 2km and seven non statutory sites within 1 km.

Bats

A Preliminary Bat Roost Assessment dated February 2022 accompanies the application. This identified The Firs site as having high potential to support roosting bats. Best practice when high potential is identified is for dusk emergence and dawn re entry surveys to be undertaken. Dusk emergence bat surveys were undertaken on 21st July 2022 and 4th August 2022 and a dawn re entry bat survey undertaken on 2 September 2022, recording a total of seven bats species on site, including: common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, noctule, Dabenton's bat, serotine and Natterer's bat. The surveys identified foraging activity in addition to common pipistrelle emergence and re-entry beneath hanging tiles on Hazelwood and the Firs. Day bat roosts used by common pipistrelle have been confirmed in The Firs and likely present in Hazelwood. As a result of the above, a license will be required from Natural England before works can commence. This requirement falls outside of the planning system and it would be the applicant's responsibility to ensure that a license is in place. No unlicensed works can be undertaken. Recommendations including the requirement of a licence application are set out within the Dusk Emergence and Dawn Re-entry surveys by Middlemarch dated September 2022. Surrey Wildlife Trust have recommended conditions and advised that a Bat Mitigation Licence is required. Nocturnal species are sensitive to any increase in artificial lighting, a sensitive lighting management plan condition is also recommended to ensure the proposed development does not result in a net increase in artificial lighting at primary foraging and commuting routes across the site.

Barn Owls

Following additional survey information, Barn owl Survey by Middlemarch October 2022, Surrey Wildlife Trust have advised that the Barn Owl Survey Report appears appropriate in scope and methodology and has identified the likely absence of active signs within the development site. The site contains suitable habitat for breeding and foraging barn owl. As the Barn Owl is highly mobile and move roost frequently a precautionary approach to works should be implemented. Surrey Wildlife Trust have advised that the applicant is required to apply for a Barn Owl Mitigation Licence.

Nesting birds

A Nesting Bird Survey by Middlemarch Environmental dated 14 February 2022 accompanies the application. Nest and nesting birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended). The survey identified an active Wood pigeon nest in tree T11 to be removed. In accordance with the Wildlife Act the tree cannot be removed until the nest is no longer active.

A further survey will be required to update the survey prior to, within 48 hours of, planned tree removal. Building demolition, vegetation and site clearance should avoid bird nesting season, if this is not possible and only small areas of dense vegetation are affected the site could be inspected by an ecologist within 24hrs of any clearance works.

Badgers

A badger survey submitted (Badger Survey, Middlemarch Environmental, February 14th 2022) did not identify any badger setts on or adjacent to the site. The survey findings did indicate that badgers may access the site for use as a temporary foraging source and precautionary recommendations are made. Surrey Wildlife Trust have commented that the report identified the likely absence of active badger setts within and adjacent to the development site. However possible signs of badger activity were identified within the development site and so it is likely that badgers are known to be present locally. A condition is recommended to survey the site immediately prior to the start of works by an appropriately qualified ecologist to search for any new badger setts and confirm existing setts are inactive. Construction activities should ensure regard is had to the potential presence of terrestrial mammals. If badger activity is detected mitigation measures will be required. This is the subject of a condition.

Hedgehog

The desk study identified two records of hedgehog within a 1km radius of the survey area. The Updated Preliminary Ecological Appraisal considers that it is likely that hedgehog utilise the site in some capacity. Opportunities exist for hedgehog with good connectivity within the wider landscape. Mitigation measures are identified in the PEA. Surrey Wildlife Trust recommend that these measures are incorporated into a suitably detailed Construction Environmental Management Plan.

Great Crested Newt

Surrey Wildlife Trust have advised that the Great Crested Newt (GCN) Habitat Suitability Index Assessment and DNA Survey report is appropriate in scope and methodology and has identified a likely absence of Great Crested Newt on the development site. The survey did not identify high quality terrestrial habitat for great crested newts, great crested newts were not found to be present within any of the water bodies identified within a 500m radius of the site. The survey concludes that great crested newts are not present on site or within the immediate vicinity. However Surrey Wildlife Trust advise that some suitable habitat for Great Crested Newt does exist within the site and should GCN be identified during works, all works should cease immediately and advice sought from Natural England. Recommendations within section 7.3 of the PEA should be followed.

Water vole

A Water Vole Survey by Middlemarch Environmental Ltd dated 14th February 2022 accompanies the application. No records of water vole were identified within 1km of the survey area. However the stream running through the site offers potential habitat for water voles despite concluding water voles are absent from the survey area, recommendations are detailed within section 7.3 of the PEA.

Reptiles

The desk survey provided two records of reptiles, both located 650m southwest of the site. A Reptile Survey was completed on site in 2022 identifying low populations of slow worm and grass snake. A Reptile Mitigation Strategy has been completed for the site and is detailed within section 7.3 of the PEA. Surrey Wildlife Trust recommend the reptile mitigation is informed by the Arboricultural Impact Assessment.

Surrey Wildlife Trust have advised that Reptile Translocation best practise is clear that the proposed receptor site should be subject to written, agreed and funded pre and post translocation management agreement and monitoring programme. In the absence of details a suitably worded condition is suggested.

Invertebrates

The survey area whilst not providing suitable habitat for stag beetle does provide suitable opportunity for other notable and more common invertebrate. Provided the hedgerows are retained and new habitat created/enhanced no long term impact on invertebrates is anticipated.

The proposal complies with policy P6 of the LPDMP.

Biodiversity

Policy ID4 of the LPSS criteria 2 states: 'New development should aim to deliver gains in biodiversity where appropriate. Where proposals fall within or adjacent to a Biodiversity Opportunity Area (BOA), biodiversity measures should support that BOA's objectives. The forthcoming SPD will set out guidance on how this can be achieved. LPDMP Policy P7 Biodiversity in New Developments requires qualifying development proposals submitted after the national scheme comes into effect to achieve a biodiversity gain of at least 20 per cent, or the advised minimum amount, whichever is greater, using the national biodiversity net gain calculation methodology. The National Scheme for minor developments is not expected to come in until sometime in 2024.

LPDMP Policy P10: Water Quality, Waterbodies and Riparian Corridors is relevant due to the existence of a waterbody running north south through the site. Criteria 2) Development proposals that contain or are in the vicinity of a waterbody are required to demonstrate that they have explored opportunities to improve its chemical and ecological status/potential; 6) Development proposals that include the culverting of watercourses, hard bank revetment or which prevent future opportunities for de-culverting and naturalisation of watercourse banks will not be permitted. Development proposals are expected to return banks to a natural state.

The NPPF para 174: "Planning policies and decisions should contribute to and enhance the natural and local environment by.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures";

para 179 (b) states plans should: promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity';

para 180 states the following principles should be applied: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application has been amended to remove the previously proposed culvert section and instead proposes a bridge section to span the watercourse. A Stream Enhancement Plan by Middlemarch has been submitted which considers the existing stream and the proposed development. This assesses the current stream as being dominated by mature, unmanaged introduced shrub and trees which have created a closed canopy along the majority of the watercourse length on site. This results in heavy shading of the stream channel and banks prohibiting the successful colonisation and establishment of aquatic and riparian vegetation.

The scheme proposes to remove around 90% of the existing bankside vegetation to open the canopy, reducing over shading and improving the condition for a greater diversity of flora and fauna. Selected mature Hazel is to be retained to maintain structural diversity and ecologically valuable features. A proposed planting plan of native Flora is included, with measures to limit human and dog disturbance and bank erosion. A buffer of 3-5 metres along the watercourse with riparian vegetation to reduce impacts of pollutants on the watercourse. A non-intervention management approach with annual review by a suitably qualified person to determine any reactionary management of the watercourse, with biodiversity enhancement being the main aim of any works undertaken. Any external lighting will be directed away from the watercourse. A woodstone grey wagtail and dipper nest box is proposed to be installed to the underside of the proposed bridge. The applicants ecologist has concluded that provided all the stream enhancements detailed in the Stream Enhancement Plan are carried out it is likely that the ecological value of the site will be increased. Surrey Wildlife Trust have been consulted on the information and are awaiting a Biodiversity Metric before commenting further. Policy ID4 requires schemes to achieve a Biodiversity Net Gain (BNG) where appropriate. The National Scheme requiring 20% BNG is expected to commence for minor development in April 2024. At present the BNG metric provides the best mechanism for confirming the biodiversity baseline and the achievable Biodiversity Net Gain for a development site. However in the absence of the national scheme it is considered reasonable and necessary to secure biodiversity enhancements through condition/s.

A landscaping condition is recommended to include the proposed work to the stream corridor including its re profiling, ponds, riffles and planting to secure biodiversity enhancement to the existing waterbody.

The proposal includes a buffer zone to the west adjacent to the ancient woodland which is annotated on the submitted drawing as an area of native planting. Native planting is proposed along banks to stream, with a planted roof to the proposed double car port. Opportunity exists to secure net biodiversity gains. Surrey Wildlife Trust recommend a condition to secure a Biodiversity Enhancement and Management Plan.

The applicant has explored opportunities to improve the ecological status of the stream in accordance with policy P10.

Subject to conditions to secure appropriate Biodiversity enhancement no objection is raised, the proposal addresses policy ID4 of the LPSS and policy P6 of the LPDMP.

Thames Basin Heaths SPA

The application site is located within the 400 metre to 5 kilometre buffer of the Thames Basin Heaths Special Protection Area (TBHSPA). Natural England advise that new residential development in proximity of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 7 residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site.

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.

In this instance, the proposal will rely on off-site SANG to mitigate its impact on the SPA. This has been secured through a Unilateral Undertaking which has been submitted and completed.

On this basis, 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.

An Appropriate Assessment has also been completed by the Local Planning Authority.

Planning contributions and legal tests

The three tests as set out in Regulation 122(2) require s.106 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.

The following contributions have been secured by way of a Unilateral Undertaking.

Thames Basin Heaths SPA

The development is required to mitigate its impact on the TBHSPA. A Suitable Alternative Natural Greenspace (SANG contribution of £41,376.23 and a Strategic Access Management and Monitoring (SAMM) contribution of £5,511.45) have been secured through the UU. This accords with the TBHSPA Avoidance Strategy SPD, 2017. These figures were 22/23 and were correct at the time the Unilateral Undertaking was submitted and completed.

Without securing these measures through the UU, the development would be unacceptable in planning terms and would fail to meet the requirements of the Habitat Regulations. The obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

Ash Road Bridge

The development is required to mitigate its impact in the context of the cumulative impacts of approved developments and site allocations in the Ash and Tongham area. This accords with policies ID1 and ID3 of the LPSS.

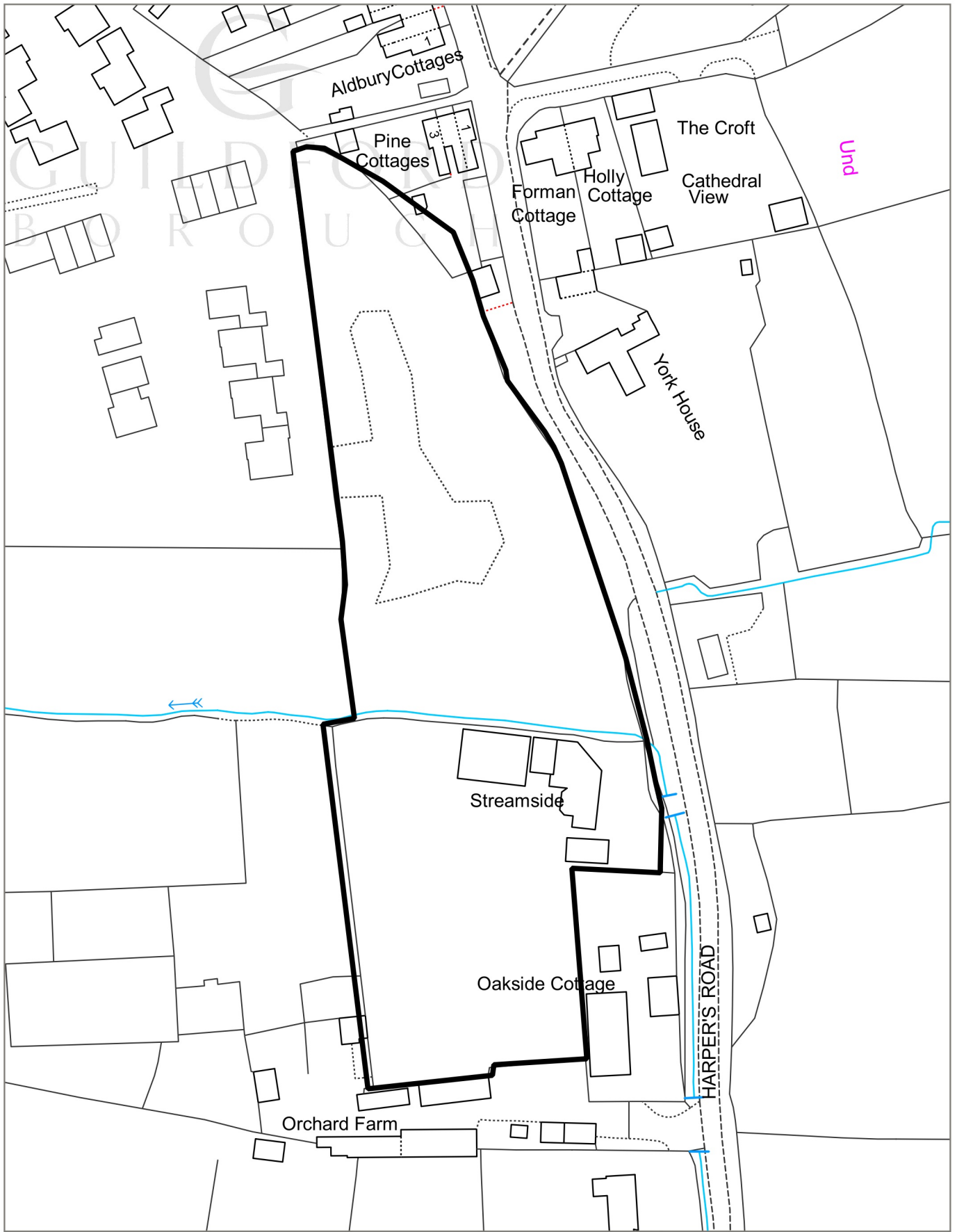
The obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

Conclusion

The proposed development would result in a net increase of 7 dwellings, providing a positive contribution towards the Boroughs identified housing need. The proposal is for a well designed small development of housing, providing a high quality residential environment. No adverse impact on the residential amenities of the neighbouring residents have been identified. No objections have been raised by the statutory or internal consultees.

The submitted Unilateral Undertaking secures the appropriate mitigation for the identified impact on the TBHSPA, and subject to the suggested conditions, which include but are not limited to, mitigation of protected species and habitat, trees, landscaping (including buffer to the Ancient Woodland), materials, highway, sustainability, drainage and noise measures the proposed development is recommended for approval

22/P/00977 - Streamside, Harpers Road, Ash, Guildford



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Page 59 Not to Scale



GUILDFORD
BOROUGH

22/P/00977 – Streamside, Harpers Road, Ash, Guildford, GU12 6DB



App No: 22/P/00977 **EoT Deadline:** 30 June 2023
App Type: Outline Application
Case Officer: Peter Dijkhuis
Parish: Ash **Ward:** Ash Wharf
Agent : Mr Laurence Moore **Applicant:** Mr A Kamm
Woolf Bond Planning Bourne Homes Ltd
Basingstoke Road Farnham, Surrey
RG7 1AT GU10 4PY

Location: Streamside, Harpers Road, Ash, Guildford, GU12 6DB
Proposal: Outline application for the demolition of existing house and outbuildings and erection of 22 dwellings with associated parking and creation of new vehicular access (all matters reserved except, access, layout, and scale).

Executive Summary

Determination

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

- a) This is an **Outline Planning Application** for the provision of 22 dwellings with associated private open space, habitat and landscape creation and enhancement, and financial contributions to physical, social, amenity, and community infrastructure, at Streamside, Harpers Road, Ash.
- b) 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 Guildford Borough Council Local Plan for c.1,750 dwellings and related infrastructure. While the site currently benefits from an enclosed semi-rural/ countryside and woodland 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. It is noted that surrounding sites have made planning submissions and that Wildflower Meadows (16/P/01679) to the immediate north-west of this site is currently under construction as part of this allocation.
- c) This application will have sole access off Harpers Road. It is noted that the adjacent site, Orchard Farm (22/P/01083) is currently at appeal (June 2023) for non-determination. Although Officer's recommended the approval of this application, at its meeting in April 2023, the Council's Planning Committee resolved that if they had had the right to determine the application, it would have been refused. One of the reasons for refusal was on Highway Safety: *'the application is refused on the basis that it does not adequately demonstrate that pedestrian and cyclist safety on Harpers Road and additional vehicle movement on Harpers Road as a public highway is sufficiently mitigated'*. SCC Highways as statutory authority had no objection to the application on these grounds. The Council's decision was against the Officer's recommendations. This position is set out for full disclosure regarding an adjacent site accessing off Harpers Road, but the highway safety of the proposal will be considered afresh and on its own individual merits in the report below.

d) It is noted that there has been no statutory authority' objections to this application.

Summary of considerations and constraints

a) 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.

b) The application as evidenced accords with the Guildford Local Plan and supporting policy. The application does not conflict with any policies that protect surrounding (immediate and distant) heritage assets (York House; Ash Manor Grade II* and setting), and/or environmentally sensitive areas (Thames Basin Heaths SPA etal), and the proposed SANG mitigation is in line with policy.

c) The provision of 22 dwellings (8 affordable dwellings) would continue to address the supply of local housing, which should be afforded moderate planning weight. Due to its scale, the associated benefits including short-term employment to the construction industry; supporting Guildford and Ash's growth as an employment, commercial and retail centre; and, further economic benefits from the spend of future occupants, should be afforded limited weight in favour of the application. NPPF Paragraph 81 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.

d) The layout proposes development within two different landscape character areas, namely, the northern portion is woodlands and treed hedgerows to the boundaries, while the southern portion is a more open, former grassland/ countryside. The two sites are separated by a stream and steep vegetated embankments to the north. The layout responds differently to each context to address and/or enhance their landscape setting.

e) It is noted that the site was brought forward previously by the Applicant as an outline planning application (matters of scale, layout and access fixed) (17/P/02616) and was refused. The decision was appealed by the Applicant (APP/Y3615/W/19/3225673). The Inspector's Reports notes that *'there are three main issues in the determination of this appeal. These are the effect of the proposed development on a) the character and appearance of the area; b) the Thames Basin Heaths Special Protection Area (TBHSPA); and c) whether the proposed development would make adequate contributions towards infrastructure having regard to its impacts and the requirements of the development plan'*. The Inspector dismissed the appeal. Subsequent to the appeal, to address reason for refusal (a) as raised by the Inspector, the Applicant has worked with the Council's Urban Design Officer to address the concerns of scale (reducing the number of dwellings), and character and appearance by changing the layout to allow for inter-connectivity to Orchard Farm, located on the immediate western and southern boundary of the site. Reasons (b) and (c) are procedural and can be addressed via Conditions and a s106 Agreement.

f) Issues raised in objection to this application dealing with the increased traffic on Harpers Road and related pedestrian and cyclist safety have been mitigated through a series of traffic calming measures designed and approved by SCC Highways (who have raised no objection); and, through the provision of a network of pedestrian and cyclist footways to surrounding development sites (Orchard Farm and Wildflower Meadows) taking such movement off Harpers Road to provide a safe pedestrian and cyclist route to Ash Station and Ash.

g) Overall, the limited heritage impact of the application 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.

RECOMMENDATION: it be resolved

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

- the delivery of 8No. affordable housing units;
- provision of SAMM contributions;
- provision of SANG land to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area;
- 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, and successor in Title, gives free and unfettered access to the estate roads, pathways, and cycleways.

If the terms of the s.106 or wording or the planning conditions are significantly 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 Planning Development / Strategic Director Place.

The recommendation is to APPROVE planning permission, subject to conditions and informatives.

CONDITIONS & INFORMATIVES
(set out at end of report)

Officer Report

1. INTRODUCTION

- 1.1 This is an Outline Planning Application for the provision of 22 dwellings with associated private open space, woodland and riparian habitat enhancement, and financial contributions to physical, social, amenity, and community infrastructure, at Streamside, 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 Guildford Borough Council (GBC) Local Plan for c.1,750 dwellings and related infrastructure. While the site currently benefits from a semi-rural/ countryside and woodland 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. It is noted 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's objections to this application.

2. SITE DESCRIPTION

- 2.1 The site lies on the eastern edge of the Policy A31 allocation, which will see the construction of around 1,750 homes, together with associated open space and infrastructure, to the immediate north-west, west and south of the application site. While the site currently benefits from a semi-rural/ woodland and 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, over time forming an urban extension to Ash. This approach is accepted in policy.
- 2.2 The application site is approximately 1.25 hectares in area; adjoining Oakside Cottage to the south and east, located and abutting Harpers Road to the east, and is located east of the currently under-construction Wildflower Meadows (16/P/01679) and application for Orchard Farm (22/P/01083). The site is known locally as Streamside.
- 2.3 The layout proposes development within two different landscape character areas, namely, the northern portion is woodlands and treed hedgerows to the boundaries, while the southern portion is a more open, former grassland/ countryside. The two sites are separated by a stream and steep vegetated embankments to the north. The layout responds differently to each context to address and/or enhance this landscape setting.
- 2.4 The northern portion rises to the north and is a central open grassland with one protect tree centrally located, framed by boundary trees. The southern portion is currently a single dwelling with a large domestic garden framed by fragmented hedges of low landscape quality. A broken treed hedgerow screens Oakside Cottage located to the east which will be augmented to retain and enhance this screening.

- 2.5 The central woodland between the two portions along the existing stream is a very distinctive landscape to Harpers Road and to the proposed long meadow in the Orchard Farm application and will be retained, enhanced, and managed. Generally, both portions are well screened from Harpers Road.
- 2.6 The application's two sole point of access will be off Harpers Road, the southern portion using an existing access point, while the northern portion will create a new access point onto Harpers Road. 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 and is used by pedestrians, cyclists, and horse riders as an informal shared route.
- 2.7 The site lies on the north-east boundary of Ash. Ash 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 several bus stops along Guildford Road to give broader public transport accessibility.
- 2.8 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.
- 2.9 The Environment Agency (April 2023) has identified the site as Flood Zone 1 (low probability of flooding).
- 2.10 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.
- 2.11 The site is located within the immediate (York House (Grade 2)), to distant (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) setting of various heritage assets. It is recognized that the site sits within the distant heritage assets noted and will be assessed accordingly.
- 2.12 There is a Tree Preservation Orders (GBC TPO 3 2017) protecting the trees and tree groups across the north portion of the site. There are no Veteran Trees within the site.

3. PROPOSAL

- 3.1 This is an Outline Planning Application for the demolition of an existing house and outbuildings and the provision of 22 dwellings with associated private open space, woodland and riparian habitat enhancement, and financial contributions to physical, social, amenity, and community infrastructure, at Streamside, Harpers Road. All matters are reserved except for access, layout, and scale.

- 3.2 The indicative masterplan shows two development areas, a) the northern portion of eight dwellings set-out in a horseshoe layout, framed by landscaping and the existing woodlands; a mix of detached and semi-detached houses with private rear gardens; b) the southern portion of 14 dwellings set to frame a central streetscape allowing for visual and functional connectivity to adjacent Orchard Farm; a mix of apartments, detached and semi-detached houses with private gardens, car barns, and parking area; c) new boundary and street landscaping to allow the development to settle into the existing landscape; and, d) retention and enhancement of the woodlands and stream landscape between the two portions.
- 3.3 The application retains the central woodland between the two portions along the existing stream to retain and enhance a very distinctive landscape to Harpers Road, and to the proposed long meadow in the Orchard Farm application. This will create a unique landscape and riparian habitat, potentially forming a new wildlife corridor between the various sites coming forward and extending from Ash station eastwards into the Green Belt.
- 3.4 The application extends the network of pedestrian and cycleways that will integrates with adjacent developments to enable permeability across the Strategic Site allocation to encourage modal shift and address sustainable development.
- 3.5 The application will deliver 8No. affordable housing on , provided in broad 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 southern portion of the site.

3.6 **Table 1: APPLICATION DETAILS**

Dwelling description		
Dwellings	Number	Percentage
Market	14	62%
Affordable	8	38%
Total	22	(on nett gain of 21 dwellings)

Tenure Details / Property Size						
Tenure	1 bed	2-bed	3-bed	4-bed	4/5-bed	Total
Market	0	1	5	6	2	14
Affordable	2	2	4	0	0	8
Total	2	3	9	6	2	22

- 3.7 It is noted that, while the application addresses the delivery of market and affordable housing, in the strictest sense it does not accordance with Policy H2 (Affordable Housing) in delivering 40% Affordable Housing. Taking the application at 21 nett additional dwelling at 40% equates to 8.4 units, applying the rounding down, equates to 38%. This approach is supported by the Housing Officer.
- 3.8 The proposal includes a range of one to four/five-bedroom house types, all two-storey, semi/detached with dedicated car barns/ parking and rear gardens; and, two apartment buildings in a similar architectural style, two-storeys, with access to private outdoor space.

- 3.9 The application provides: 47 parking spaces; of which 5 visitors parking; and makes provision for SMART EV charging points to each dwelling; and, cycle storage (sheds/garages) at a rate of one/bedroom.
- 3.10 The application makes financial contributions to the Ash Road Bridge infrastructure, public highways, SANG land off-set, SMM tariff, off-site open space provision, and education in support of policy requirements. These are set out in greater detail further in this report.

4. RELEVANT PLANNING HISTORY

4.1 Application site's history

Reference:	Description:	Decision Summary:	Appeal:
17/P/02616	Streamside: erection of 24 new dwellings with associated parking and creation of new vehicular access (see appeal above)	Refused; leading to appeal against decision	Appeal dismissed (August 2019)

- 4.2 **APP/Y3615/W/19/3225673** (Appeal) Land adjoining Streamside, Harpers Road: the appeal was against the refusal of an outline planning application (with matters of scale, layout, and access fixed) for the erection of 24 new houses with associated parking and creation of new vehicular access (17/P/02616). The Inspector's Reports notes *'the Council refused planning permission for four reasons. In summary, and as referred to in my separate decision, these related to the effect of the proposed development on a) the character and appearance of the area; b) ecology and biodiversity interests; c) the Thames Basin Heaths Special Protection Area (TBHSPA); and, d) infrastructure through the lack of financial contributions to mitigate the impacts thereon'*. The Inspector dismissed the appeal.

- 4.3 In terms of this application (22/P/00977 - Streamside) it is important to review the Inspector's reasons for refusal as they form a significant material consideration in their address within this application. The four reasons were:

- a) The character and appearance of the area: *'the development proposed, particularly that on the southern section of the site, by reason of its scale and layout would be out of character with the rural, low-density development in the immediate locality, forming an overly urban pattern of development, incongruous in the area. The proposal erodes the countryside and landscape surrounds of Harpers Road and would be to the detriment of the visual and spatial quality of the existing area. In addition, the proposal forms a piecemeal development of this part of the wider A19 allocation, failing to make the best use of the allocated land which would compromise the comprehensive development of the site and the wider area'*.

The Inspector's comments '*Whilst I accept that the design or outward appearance of the proposed development is not for consideration at this stage, the structured, linear, high density and suburban layout of the southern section gives me cause for concern. Facing the back edge of Harpers Road, it would appear somewhat anomalous against predominantly low-density rural style housing and jar with the equally narrow rural lane that runs out from the main built-up parts of the settlement. The site is wooded, and existing and future planting would provide some screening, but the scale and amount of new development would still be noticeable. In any event, I would not be persuaded by an argument in favour of an unacceptable form of new development if it could be hidden.*'

'As I have alluded to above, the appeal site is part of a wider housing allocation and thus the principle of housing development in the general area is acceptable, but this does not mean at the cost of the defining characteristics of this semi-rural part of the settlement edge. New housing across the remainder of the allocation will, as the appellant has pointed out, change the character of the area to one more built up. However, and as I have said, the appeal site is where most of the eastern edge of the allocation abuts the edge of the settlement and Harpers Road, the remainder of the allocation would be set noticeably back and behind the lower density rural style housing development I have mentioned. The appeal site is therefore more sensitive in character and visual terms and whilst I do not object particularly to how the northern section of the appeal site has been treated, I feel that the southern section, for the above reasons, would be harmful to the character and appearance of the area.'

[Officer Note: it is worth noting that the Inspector was not against development, as allocated, coming forward on this site; he was supportive of the layout of the northern portion; but he expressed concern regarding layout and character of the southern portion. As noted, the Applicant has worked with the Council's Urban Design Officer to address these issues as now presented in the Proposed Site Plan].

- b) Ecology and biodiversity interests: *'the development as proposed would result in further deterioration of deciduous woodland which is identified by Natural England as a Habitat of Principal Importance for the purpose of conserving biodiversity in England. In addition, from the information submitted with the application the Local Planning Authority is not satisfied that there will not be any detrimental impact on protected species'*

[Officer Note: the Applicant has submitted an Arboricultural Method Statement, an Ecological Impact Assessment, a Biodiversity and Enhancement Strategy, and a Woodland Management Strategy; has agreed to a SANG land agreement and SAMM financial contribution; and, has accept conditions relating to an Ecological Management Plan and a Construction Environmental Management Plan (CEMP) to address this reason for refusal. We suggest that this collectively discharges this reason for refusal].

- c) The Thames Basin Heaths Special Protection Area (TBHSPA): *'the site lies within the 400m to 5km zone of the SPA. The Local Planning Authority is not satisfied that there will be no likely significant effect on the Special Protection Area and, in the absence of an appropriate assessment, 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)'*

[Officer Note: We refer to the Applicant's EIA Report Appendix 6, Appropriate Assessment; Pg. 16; (dated May22): *'subject to a full payment of SAMM contributions in line with the tariff set out in GBC's 2017 TBH Avoidance Strategy (factually updated in 2021), and the securing of at least 0.4ha of SANG capacity in one of the three nearby privately provided SANG areas, the Proposed Development will not contribute towards an adverse effect on the integrity of the TBH SPA, and an Appropriate Assessment can therefore be passed'*; Natural England have no objection (subject to an HRA which is already discharged); and, see Section 7.12 Impact on ecology. We suggest that this collectively discharges this reason for refusal].

- d) Infrastructure through the lack of financial contributions to mitigate the impacts thereon: *'in the absence of a completed planning obligation the development fails to mitigate its impact on infrastructure provision'*.

[Officer's Note: it is noted that the Council has been in correspondence with the Applicant regarding the drawing up of a s.106 agreement or undertaking to secure this commitment but this has yet to be concluded and engrossed. It is recognised that this reason for refusal would fall away once the s.106 agreement or undertaking had been completed and the mitigation has been secured. We suggest that this discharges this reason for refusal].

- e) It is important to note that in both the planning application (17/P/02616) and the appeal, the highways matter of additional traffic movement along Harpers Road was not raised as a reason for refusal. We suggest that this is a significant material consideration in determining this application.

4.4 Surrounding context
(Applications in the surrounding area which may be of some relevance to the determination)

Reference:	Description:	Decision Summary:	Appeal:
23/P/00067	Land at May and Juniper Cottages: Reserved matters application pursuant to outline permission 18/P/02308	Registered	
22/P/01083	Orchard Farm: erection of 51 dwellings with associated open space, landscaping, and parking (Duplicate application 22/P/02121 registered but yet to be determined)	Non-determination Appeal submitted.	Appeal hearing June 2023

Agenda item number: 5(2)

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	Consented	
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).	Consented	
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.	Consented (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)

Agenda item number: 5(2)

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

Statutory consultees

- 6.2 Surrey County Council Highway Authority (CHA): No objection (subject to Conditions and Agreement)

The CHA's response is subject to conditions requiring financial contribution '*to go towards highway safety/highway improvement schemes within the vicinity of the site*' and contributions towards the Ash Road Bridge. The application has been considered by the CHA who recommend an appropriate agreement should be secured before the grant of permission. Conditions and Informatives as required by CHA are incorporated into the Officer Report and recommendations.

[Officer Note: The application has motivated that Harpers Road is suitable for the increased vehicle traffic generated by this application (and that generated by the Orchard Farm application), and that any concerns regarding pedestrian and cyclist movement on Harpers Road is addressed by the provision of a network of pedestrian and cycle routes that connect from the site through the surrounding development sites and the Public Right of Way (PRoW) to Ash. Officers have worked with the CHA to ensure that this network across various development sites is deliverable and provided in perpetuity. This would address the requirements of NPPF Paragraph 8 'Sustainable development and accessibility'].

- 6.3 Surrey County Council Lead Local Flood Authority (LLFA): No objection (subject to Conditions and Agreement)

The LLFA stated that '*We are not satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents; however, in the event that planning permission be granted by the Local Planning Authority, suitably worded conditions should be applied to ensure that the SUDs Scheme is properly implemented and maintained throughout the lifetime of the development*'.

[Officer Note: the conditions as required by the LLFA to make it acceptable have been incorporated into the Officer Report].

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

[Officer Note: condition as requested has been incorporated into the Officer Report. Applicant acknowledged acceptance of condition (email 23 December 2022)].

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

[Officer Note: contributions set out elsewhere in this report].

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

- 6.7 Natural England: In line with the Habitat Regulation (2017), the LPA have submitted an Appropriate Assessment. Natural England have reverted that the proposal will not result in adverse effects on the integrity of any of the sites in question and that SANG and SAMM contributions are appropriate measures to be secured.

- 6.8 Network Rail: No objection (subject to an informative).

[Officer Note: the informatives as requested have been incorporated into the Officer Report].

- 6.9 Thames Water: No objection (subject to an informative) [Officer Note: the informatives as requested have been incorporated into the Officer Report].

Guildford Borough Council internal consultees

- 6.10 Urban Design Officer: no objections (subject to Conditions).

[Officer 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 addressed by the applicant and are incorporated into this report].

[Officer Note: issue relating to ensuring the delivery of pedestrian and cycle connections between adjoining development parcels to be addressed in a S106 Agreement].

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

[Officer Note: dwellings should incorporate bin storage area (3-4No. 240lt wheeled bins) for +3bed units. Suggest that this is a Reserved Matter, but layout has been reviewed to ensure that bin storage can be addressed].

- 6.12 Housing Officer: No objection (subject to S106 Agreement)

'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'.

Agenda item number: 5(2)

6.13 Environmental Protection Officer: No objection (subject to Air Quality Report to be submitted as a Reserved Matters Condition).

6.14 Arboricultural Officer: Supportive (subject to Condition)

[Officer Note: to be conditioned that they work in accordance with the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP); Conditions as requested have been incorporated into the Officer Report].

Non-statutory consultees

6.15 Surrey Police: No objection (subject to Condition – Secure by Design).

6.16 Surrey Wildlife Trust: No objection (clarification sought prior to determination; subject to Conditions)

[Officer Note: Conditions as requested have been incorporated into the Officer Report. Some conditions as requested to be addressed within Reserved Matters application].

Parish Council

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

[Officer Note: the PC submitted a letter of objection and/or issues of concern (July 2022). 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 adjacent developments 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 from the Applicant. Flooding and environmental address and/or mitigation has been tabled and endorsed by statutory authorities].PC comments:

- a) Out of character with the area [Officer Note: Applicant has worked with GBC Urban Design Officer to address issues raised by the Inspector and is in agreement with the current layout and density];
- b) Not in keeping with the immediate street scene [Officer Note: as above];
- c) Concern over loss of trees and the maintenance of those that are left [Officer Note: extensive tree management strategy has been put in place];
- d) Overdevelopment [Officer Note: as per a) above];
- e) Concern over the effect on wildlife, especially endangered species left [Officer Note: extensive habitat strategy has been put in place];
- f) Concern over access road being too narrow and without sufficient drainage [Officer Note: no objection has been raised by the CHA with regard to highway safety or capacity];
- g) Concern over effect on local amenities - schools, medical facilities [Officer Note: addressed through planning obligations];
- h) Within the SPA buffer zone [Officer Note: addressed through planning obligations];

- i) Risk of flooding - concern about possible effectiveness of proposed SUDS scheme [Officer Note: no objections have been raised by the LLFA or Environment Agency];
- j) Site not easily accessible except by car - Reliance on access to PRoW 356 which is in ownership of SCC and which has no lighting, is narrow, unmade up. Concern of possible safety issues [Officer Note: pedestrian and cyclist accessibility network addressed across all development sites];
- k) Possible overlooking of Oakside Cottage - loss of privacy;
- l) Concern for the impact of construction vehicles on Harpers Road Road [Officer Note: a construction transport management plan is to be secured by RM condition and will manage the movement of construction traffic into and from the site]; and,
- m) Concern for the impact of additional traffic entering/exiting Harpers Road at junction with Guildford Road [Officer Note: no objection has been raised by the CHA with regard to highway safety or capacity].

6.18 **Third party comments**

Letters of objection have been received. The following is a summary of the issues raised. We note that some of the issues raised are the same as the Parish Council and are consequently addressed above.

- a) Development should only be permitted after the Ash Road Bridge has been constructed [Officer Note: Grampian condition to be included];
- b) Piecemeal development delivery of Local Plan's housing allocation (various applications been brought forward) [Officer Note: this has been addressed by Officers to ensure integrated and inter-connected development across the various applications is delivered];
- c) 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 Note: see PC above];
- d) Increased traffic on Harpers Road, Wyke Lane and Ash Green Road; at the junction Harpers Road and Guildford Road (visibility at junction); application and cumulative impact from applications on roads. [Officer Note: no objections in this regard have been raised by the CHA];
- e) Out of keeping with the local area in density and design. Harpers Road represents the transition between a semi-rural area to Greenland and the design represents over development of the area and does not respect the transition from urban to rural [Officer Note: see comment regarding GBC Urban Design Officer above];
- f) The site would lead to deterioration of deciduous woodland and the destruction of habitats for several species in the area. Having read the developers ecological and biodiversity statements I would like to point out that the data they used is largely based on the 2017 surveys done by Peach Ecology for application 17/P/02616 [Officer Note: review undertaken by Applicant; conditions set in place to address habitat monitoring];
- g) Increased flood risk to road and surrounding area [Officer Note: no objections have been raised by the LLFA or Environment Agency];
- h) Impact on immediate residential amenity (noise, dust, light, construction activity, etc.) [Officer 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]; and,
- i) Copperwood – no discussion regarding hostage strip access through to Wildflower Meadows [Officer Note: legal issue and not a planning consideration].

7. PLANNING CONSIDERATIONS

The main Outline Planning (access, layout and scale) 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 and heritage assets
- Impact on neighbouring amenity
- Private amenity of proposed dwellings
- Highways, accessibility and parking
- Flooding and drainage
- Sustainability
- 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

(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 in the Officer Report 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 [Officer Note: not applicable to this application];
- 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 [Officer Note: not applicable to this application];
- 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) where applicable, Opportunities (1), and Key Considerations (1) to (12).

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.

Agenda item number: 5(2)

- 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.
- 7.1.8 It is noted that various technical reports include the previous layout; this inclusion should be seen as for broadly illustrative purposes only. This position is confirmed by the Applicant as such and that the current layout (dwg. Proposed Site Plan – Streamside Option 3 - 6502-SK-002 Revision E; dated 26 May 2023)) is applicable in all cases (see Applicant letter 31 May 2023).
- 7.1.9 As the site is allocated for residential development in the GBC Local Plan (LPSS), the principle of 22 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 company has evidence of delivery of similar schemes which gives some certainty to the delivery of this application (see file letter, 15 May 2023). The Applicant is in broad agreement regarding the Conditions that sets the programme regarding the submission of Reserved Matters and construction delivery. This will ensure the continued provision of dwellings in the plan period, which is a significant benefit in terms of delivering the allocation set in Policy A31.

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'; and, 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 38% on nett gain of dwellings (as rounded; see justification set out in 3.7 above). In terms of the tenures, the applicant proposes a 70/30% split between affordable rented and other affordable intermediate homes (now including First Homes). The proposed affordable units are integrated within the development across the southern site.
- 7.2.5 The Council's Housing Officer notes (May 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 non-compliant with policy, but acceptable in justification due to rounding.

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	2	40%	10%
2 bed	3	30%	14%
3 bed	9	25%	40%
4 bed+	8	5%	36%
Total	22		

Table 3			
Market Mix	No.	SHMA Req	Provided
1 bed	0	10%	0%
2 bed	1	30%	8%
3 bed	5	40%	35%
4 bed+	8	20%	57%
Total	14		

Affordable Mix	No.	SHMA Req	Provided
1 bed	2	40%	25%
2 bed	2	30%	25%
3 bed	4	25%	50%
4 bed+	0	5%	0%
Total	8		

- 7.2.8 It is noted that, while the affordable housing 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 dwellings or more 10% of new dwellings 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). This is not a requirement of this application as it delivers 22 dwellings.

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 (LPSS) 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) (LPDMP) which collectively sets-out the essential elements of place-making. Both these policies align with the NPPF and National Design Guide.
- 7.3.4 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

- 7.3.5 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.
- 7.3.6 Harpers Road is an existing rural lane. Settlement alongside the lane is interspersed and/or opposite to fields, woodland and hedgerow. To the north of the application site, the hamlet of Harpers comprises roadside cottages, detached houses set back from the road, a recreation ground, hall and allotment gardens. Further south along Harpers Road are individual, detached properties, which include Streamside house (within the application site), Oakside Cottage and Harpers House.
- 7.3.7 While the site currently benefits from an enclosed semi-rural/ countryside and woodland setting it is acknowledged that current development and applications for the surrounding sites that make up this strategic allocation will fundamentally , and irreversibly change the character and setting of the area and the Applicant site. This approach was accepted in policy.
- 7.3.8 There is a distinct visual and physical gap between Harpers and Harpers House and Oakside Cottage to the south, which the SDF masterplan clearly retains. The SDF Fig. 50 Illustrative Landscape Framework prescribes that the northern part of the application site would be retained as woodland; the central area would be retained as open space with new tree planting; and development would be set back from the lane behind Oakside Cottage, forming a development parcel with Orchard Farm. The SDF plan illustrates a new public footpath that is intended to extend through the open space as part of an east west green corridor through the wider allocation.

7.3.9

Agenda item number: 5(2)

- 7.3.10 It is noted that the intent of the green woodland separation between north and south portion has been retained, allowing for the extended habitat corridor from the adjacent western site to extend up to Harpers Road; the extended public footpaths network is enabled by the application.
- 7.3.11 The site is made up of three distinct characters, described below.
- 7.3.12 The northern portion is framed by treed hedgerows, a central grassland, and bounded by mature woodlands to the south, eastern and northern edges adding to the semi-rural/ countryside character that abuts the Green Belt (along the eastern edge of Harpers Road). This portion is the most open to view, and hence impact, to Harpers Road, Harper hamlet, and the heritage setting, albeit that the northern portion is screened from view by existing cottages and planting on Harpers Road. The entrance into this portion is presented with a landscaped-framed view towards the retained mature Oak (T49) and semi-mature Ash (T50,51) and further over rear gardens and retained boundary trees (Oak and Ash) west towards the proposed meadows at Orchard Farm.
- 7.3.13 The southern portion is a large domestic garden framed by poor hedgerows collectively low in habitat value, this portion is partially screened from Harpers Road by Oakside Cottage and mature tree planting. This portion will eventually be surrounded by new development to the west enclosing the site. The entrance view into the site is framed through retained mature Oak (T66, 67) and Field Maple (T70) and will be enhanced with new tree planting to contribute to the detached dwelling setting of the immediate area.
- 7.3.14 Separating the two portions is a very wooded, sunken stream that takes water off Harpers Lane and drains west between the Orchard Farm and Wildflower Meadows towards Ash. This landscape is to be managed and enhanced to continue to add a valued landscape character to Harpers Road and surrounding setting.
- 7.3.15 These three distinct landscape and habitat characters contribute to the local setting, and have been used to inform the layout of the application.
- 7.3.16 The application and surrounding emerging development have 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. The application has the ability to contribute to the Strategic Development Framework SPD (2020)'s vision of creating an extended 'garden' settlement to Ash.
- 7.3.17 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.

Design and layout

- 7.3.18 The application, described in the Applicant's Design and Access Statement (May 2022) comprise 8 dwellings located on the northern portion, arranged in a crescent around the retained Oak, with frontage facing outwards towards the woodlands and Harpers Road; and, 14 dwellings arranged to frame a L-shaped street central to the layout on the southern portion, with rear gardens facing the site boundaries. Parking is located immediate to the dwellings in car barns, surface bays and visitor bays are located within the streetscape.
- 7.3.19 A substantive landscape edge is retained to the southern edge of the stream on the southern portion to enable new development to settle into this landscape edge, affording long-views across and along the stream.
- 7.3.20 The layout establishes a coherent masterplan across the two sites and inter-relationship with adjacent new development and the existing dwellings. The layout has good permeability and a clear structure of public fronts facing the street, and secure rear gardens.
- 7.3.21 The Applicant's indicative elevation drawings (dwg. 6502/020/Rev. E; July 2020) illustrates the residential buildings as two-storey with 45° pitched roofs; the massing is broken-down into groundfloor (predominately red brick), and first floor and gable ends a mix of tile-hung and brickwork with some banding detail between ground and first floor. Single and double car barns are single storey with 45° pitched roofs – dressed in shingle and brick. Overall the built form is a sympathetic 'country' detailing, and the materiality of buildings is very relatable in terms of human scale. Overall the built form is acceptable.
- 7.3.22 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.
- 7.3.23 Officers are supportive of the way car parking is mostly tucked between dwellings to not visually dominate the streetscape. Provision for cycle and bin storage is addressed to be within the rear gardens/ curtilage of the dwelling plot to ensure that these elements to not distract and create visual clutter to the streetscape.
- 7.3.24 The streetscene submitted well illustrates a low-density development with subtle variation in house detail 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. Car barns 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.
- 7.3.25 Officers note that a similar house type, material and landscape palette have been used at Wildflower Meadows and are proposed at Orchard Farm 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 and stream that runs between the developments, creating a common visual character. This approach is supported.

7.3.26 The general layout and scale to both portions are supported. A S106 Agreement will be necessary to ensure that connectivity with the adjoining development sites within the allocation can be achieved. Detailed resolution can be enabled at Reserved Matters.

7.3.27 Overall, the retention of the existing trees on site, the proposals to enhance the woodlands and stream landscape, and the introduction of structured street tree and hedge planting within the southern portion will allow the dwellings to settle into this existing and changing landscape; the proposed landscape and built form providing a feathered development approach from the more suburban Wildflower Meadows layout to the west, blending into the countryside character of Harpers Road and the Green Belt further east. 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 and heritage assets

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 The listed buildings in the vicinity of the application include:
- a) Ash Manor complex (Ash Manor (Grade II*), Old Manor Cottage (Grade II*), Ash Manor Oast (Grade II), The Oast House (Grade II), and, Oak Barn (Grade II)), and Church of St Peter (Grade II*) which are either 500m or 700m away from the site respectively; and,
 - b) York House (Grade 2): C16 with early C19 extensions. Timber framed, frame partly removed and rebuilt in red brick across the front, brick cladding and infill to rear; incised render cladding on extension. Plain tiled roof with catslide across rear. L-shaped plan. Two storeys, with large ridge stack to left, central stack on extension to right. Irregular casement fenestration on the older half, one window on the first floor, two below. Regular fenestration to right, two windows on each floor. Planked door to re-entrant angle (Listing NGR: SU9045850889). The application falls within the setting of the heritage asset, located as immediate western neighbour on Harpers Road.
- 7.4.6 Consideration must be 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 Ash Manor and its agricultural complex from the application site; that Wildflower Meadows and future allocated sites effectively sit between the heritage cluster and the applicant site screening any impact; and, the site would be viewed as with the distant setting, in this regard we consider the impact of the application to be less-than-substantial harm identified at the **lower end of the spectrum**.
- 7.4.7 In terms of York House, its main orientation is south, slightly elevated over tree framed countryside/ mature garden including the trees to Harpers Lane. The house is well screened by this mature treed landscape and is not immediately evident from Harpers Road. The application retains the screening along the site with Harpers Road and the woodland north of the stream, both elements contributing to the broader setting of York House. In this regard, we consider the impact of the application to be less-than-substantial harm identified at the **lower end of the spectrum**.
- 7.4.8 The Applicant's Heritage Statement (May 2022) concludes that the '*proposals meet the relevant tests in paragraphs 194 and 195 in the NPPF as they lead to [much] less-than-substantial harm to the designated heritage asset*'.
- 7.4.9 GBC's Local Plan and Policy A31 enables considerable urban development within the surrounding context of 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 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 various Listed Buildings is to be secured.

7.4.10 The Conservation Officer supports the Officer's view is that the proposal would result in less-than-substantial harm identified at the **lower end of the spectrum** to the heritage assets listed above, and it has therefore been advised that NPPF Paragraph 202 will need to be engaged. i.e. weighed against public benefits. An assessment of the public benefits will be considered below.

7.4.11 As regards archaeology, it is noted that the Applicant submitted an Archaeological Desk Based Assessment (Dec17)(updated July22) which concluded in the Summary:

- a) *'This Desk based Assessment has established that there is no known evidence for activity throughout prehistory. A possible Roman road may run through the site, although this is only postulated and has not been found nearby on this route. The probability of archaeology being present is assessed as low for most periods, and slightly raised to moderate for the Roman, medieval and Post medieval periods.'*
- b) *'The proposed development will have a low negative impact on the setting of the nearby Listed Building, York House, whilst the development will have no impact on the setting of other Listed Buildings in the wider landscape. The proposed development will be consistent with other similar developments in the wider landscape, and will thus not be out of character in its landscape setting.'*
- c) *(§6.2.4) 'To the south-west three Grade II listed buildings are co-located at Ash Manor; the Oast House & Stable (Ash Manor House) (MSE8295), a timber framed barn, Old Barn (MSE8296) and Ash Manor/Old Manor Cottage (MSE8653), all positioned around 0.6km away from the Site. This site originated in the 13th century. The main outlook from the Manor House is more to the north-west, towards Ash, with trees/hedges around the property largely screening the location of the development site, which is thus on the periphery of its vista.'*
- d) [Officer Note: SCC Archaeological Officer has requested an Archaeological Watching Brief Condition, to implement a trial trench across the northern portion of the site at commencement to investigate any Roman evidence].

Public benefits and balancing exercise

7.4.12 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'*.

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

- a) The proposal would deliver a total of 22 dwellings in a mix which is generally compliant with the Guildford Local Plan. The Applicant has evidenced delivery through their (webpage) portfolio 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) The proposal delivers 8 affordable houses. While it is acknowledged that this is what is required by policy, nevertheless, the provision 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 public highway improvements, 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 retains and enhances the woodland and stream, which are an integral part of the character of Harpers Road and setting to York House.
- e) The application provides an extensive woodland habitat and framework surrounding the development which will increase biodiversity, provided 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.
- f) This application will make financial contributions which will help to improve infrastructure (Ash Road Bridge) and community facilities in the area. While it is acknowledged that these contributions are required to mitigate the impacts of the development, nonetheless they will result in public benefits.

7.4.14 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'*. It is acknowledged that issues d) - f) will be addressed in detail at Reserved Matters, but in principle they are reviewed in terms of layout of the Outline application.

Agenda item number: 5(2)

- 7.5.2 The northern portion has no immediate neighbouring residential properties, apart from the furthest northern boundary point, Pine Cottages (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 The southern portion has an immediate neighbouring residential property, Oakside Cottage, to the eastern boundary which will be assessed (albeit that Orchard Farm will form a future residential edge, but as this is undetermined it is not a material consideration).
- 7.5.4 Oakside Cottage is separated from the applicant site by mature treed hedgerows, trees, and a domestic garden. Due to the considerable mature landscape enclosure, and retention and enhancement of this screen planting, impact from the application on this dwelling in terms of a) - c) above will be very limited.
- 7.5.5 The layout has been designed to afford the new dwellings a degree of privacy and restricted overlooking typical of suburban developments; the dwellings are placed within a strong landscape framework to limit visual dominance of the dwellings on the site and the surrounding context; and, 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; and, c) Access to sunlight and daylight, as so assessed. In terms of issues d) – f), the layout has been assessed as acceptable, and is such that any detailed issues arising can be dealt with at Reserve Matter application.
- 7.5.6 Given the above, the application is deemed compliant with policy in this regard.

7.6 Private amenity of 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 similarly applicable to this application.

7.6.2 **Table 5: Nationally Described Space Standards (NDSS)** (Applicant's Planning Statement, pg24)

House Type	Occupancy	GIA (min sqm std)	Proposed GIA (sqm)	GIA Comply Y/N	Built-in storage Comply Y/N
1Bed flat	1B2P	50	50	Y	Y
2 Bed house	2B4P	79	80	Y	Y
3 Bed house	3B5P	93	95-105	Y	Y
4 Bed house	4B6P	112	122	Y	Y
4/5 bed house	4B7P	115-119	138	Y	Y

- 7.6.3 The Applicant has committed to 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).

7.6.4 This matter forms part of any Reserved Matters application and is not a consideration for this Outline planning application.

7.7 Highway, accessibility, and 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'. Further, the intent of the bridge is to remove 'rat-running' off local roads, for example Harpers Road, as the bridge offers a more convenient route. Note that SCC Highways make specific reference to the delivery of the bridge as a condition of their support.

Agenda item number: 5(2)

- 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) [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, Table B1 (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 (Applicant Car parking Schedule; May 2023)

Description	Units	Vehicles		Bicycles	EV
		Required	Compliant	Compliant	Application
1Bed (1s/unit) (apartment)	2	2	Y	Y	1EV point/unit: Unit compliant
2Bed (unit) (1.5s/unit)	3	4.5	Y	Y	
3Bed (2s/unit)	9	18	Y	Y	
4Bed (2.5s/unit)	6	15	Y	Y	
4/5Bed (2.5s/unit)	2	5	Y	Y	
Visitors (0.2/dwelling)		4.5	Y		
TOTAL	22	49	(47No. provided)		

Note:

- a. Car barns are included in the above parking provision and should have a minimum internal dimension of 6x3m to accord with Policy ID10(5b).
 - b. EV charging points (Building Regulations: one EVCP/ dwelling); specification to meet the Local planning Authority’s 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);
- 7.7.9 SCC Highway Authority have reviewed the application and have no objection, subject to Conditions and Informatives (set out in this report). Their review notes (Letter dated 3 March 2023):
- a) *‘A trip rate analysis has been undertaken as part of the proposal and the proposed development of 22 dwellings is likely to generate 15 and 14 two-way vehicular movements during the AM (08:00 – 09:00) and PM (17:00 – 18:00) peak hour periods respectively [Officer Note: i.e. assessed by the CHA as not having a ‘severe transport impact’ on the operational and safety characteristics of the local highway network].*
 - b) *The proposed access points to Harpers Road will be provided with sufficient visibility. Vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times. Tracking has been provided which demonstrates that vehicles can enter and leave the site effectively.*
 - c) *The contribution of £25,200 has been calculated for the net increase of 21 dwellings at the site with a contribution amount of £1,200 per dwelling.*

- d) *Pedestrian/cycle links to neighbouring land will be provided, which will increase permeability in the local area [Officer Note: to be secured by s106 Agreement in perpetuity].*
- e) *The assessment of this planning application is based on the Ash Road Bridge (ARB) scheme being implemented which should reduce the overall number of vehicles using Harpers Road to avoid the existing level crossing, this site will benefit from the new road bridge and suitable contributions will be sought by GBC' [Officer Note: Grampian Condition to be included regarding delivery programme].*
- f) (Letter dated 6 July 2022): *'There is an existing road safety issue at the junction of Harpers Road and Ash Green Road. Our Road Safety Audit Team have designed an improvement scheme which should improve all approaches to the junction. The cost of the scheme is £25,000, it is deemed reasonable to request the developer to contribute this through a S106 Agreement. The development will add vehicles to this junction so the improvement scheme is directly related to the site and the contribution is deemed reasonable in terms of scale and kind to the development. Please can the applicant confirm they will contribute £25,000 for a road safety improvement scheme'.*

7.7.10 Harpers Road is a D-class road (D67), and is subject to a 30mph speed limit. The available carriageway width, to function as a shared space if required, was deemed acceptable by SCC Highways.

7.7.11 Correspondence with the SCC Highways (18 May 2023) notes that their assessment has been undertaken in reviewing both the individual application's impact, and the cumulative impact of other developments taking access off Harpers Road, and that the highway and related safety assessment 'was considered that the implementation of the Ash Road Bridge should 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. Meaning that the impact of the new development on [Harpers] road is not thought to be severe'. The Applicant has similarly acknowledged that their Transport Statement addresses both singular and cumulative impact.

7.7.12 In assessing Harpers Road traffic flows, SCC Highways notes that 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 [Officer Note: a package of road safety measures has already been drawing up by the Orchard Farm Applicant in consultation and to the approval of the CHA (see Orchard Farm application (22/P/01083) Transport Statement (Dwg. ITB16016-GA-013/ Rev. C; dated 27 April 2022)). A similar package of measures could be adopted to address this application should the Orchard Farm application not be consented. Financial contributions have already been identified and will be secured by s106 agreement].

7.7.13 SCC Highways noted that the application makes provision for pedestrian and cyclist connections to the neighbouring Orchard Farm and Wildflower Meadows (adjacent developments) as part of a broader network to promote safe accessibility of travel within the wider area, specifically directing pedestrian and cyclist movement off Harpers Road [Officer Note: should Orchard Farm not be consented, the southern portion has access through the northern portion of the site to then access the PRoW].

Agenda item number: 5(2)

- 7.7.14 The site is in proximity to Ash Railway Station, the pedestrian/cyclist connections provided within the site through to the neighbouring developments would provide higher permeability and offer a direct link to the station and other bus stops nearby. It is these routes that SCC Highways 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.
- 7.7.15 [Officer Note: SCC Highways has reviewed and responded specifically 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. SCC Highways note that the highway package of measures proposed will address the objections raised].
- 7.7.16 [Officer Note: for the purposes of this report, we reference the response from SCC Highways in regards to the Orchard Farm application (22/P/01083) as this will illustrate SCC Highways' address to the cumulative highway impact on Harpers Road, namely inter alia: '*...subject to an identified package of measures, SCC have no objection to the [Orchard Farm] progressing. The assessment, and subsequent 'no objection' from SCC has identified that:*
- a. *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.*
 - b. *Delivering a traffic calming scheme on Harpers Road which would improve the environment for all users locally (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'.*
 - c. *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 (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'.*

The matters raised address cumulative impact of both application on Harpers Road and consequently SCC Highways response and stated requirements above are a material consideration on this application].

- 7.7.17 The applicant has confirmed that the estate roads and parking areas will be retained in private ownership but constructed to adoptable standards.
- 7.7.18 The Officer has reviewed the refuse vehicles and fire tender tracking to ensure required movement is enabled and have no objection (see Tracking Plans).

- 7.7.19 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 Orchard Farm site on the southern and western boundary. This commitment between Parties, to be secured by S106 Agreement, removes the concern raised.
- 7.7.20 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 a 'Propose walking and cycling plan' (Dwg. 6502/SK003/Rev.C; May 2023) to illustrate the pedestrian and cycling network to be delivered and/or make financial contributions to enable evidence of promoting sustainable travel options.
- 7.7.21 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 enabled network 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.
- 7.7.22 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.
- 7.7.23 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 Highways, as statutory authority, has no objection to the application.
- 7.7.24 The application provides car barns, on-driveway parking spaces, on-street parking for visitors, and cycling storage sheds. The application is deemed compliant with Policy ID10 (Parking standards for new development).
- 7.7.25 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 SCC Highway Authority and the Officer Report.
- 7.7.26 It is noted that the Inspector did not refuse the appeal on highway grounds, nor have SCC Highways as statutory authority objected to any application on this site or at appeal on highway grounds. This is a significant material consideration in determination.

7.8 Flooding and drainage

- 7.8.1 The Environment Agency Mapping identifies the site as Flood Zone 1 - land assessed as having a less than 1-in-1,000 annual probability of river flooding.
- 7.8.2 The Applicant has submitted a Flood Risk Assessment and Drainage Strategy (May 2022; Rev. 2) 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). Issues addressed/ arising:
- a) [Officer Note: the Applicant's statement that the 17/P/02616 Flood Risk Assessment and Surface Water Drainage Strategy as previously submitted remains '*supportive of the current application*' should be read against on-going correspondence, and is consequently to be viewed as having limited weight in this application];
 - b) (4.4.2) Site wholly within EA Flood Zone 1;
 - c) (5.2.2) '*Whilst the Guildford Borough Council's Level 1 SFRA identifies Harpers Lane to be at risk of surface water flooding in accordance with the national surface water flood risk mapping, it does not identify any historic flood records for the Site*';
 - d) Surface Water Drainage: '*Surface water is proposed to be attenuated via soakaways (plot and highways) with surface water discharging via infiltration*'.
 - e) (5.3.13) '*The maximum levels adjacent to the proposed road during the 1 in 100-year plus climate change (14%) event are 75.82-76.05m AOD. The road levels will be raised above this maximum level to ensure that the road is flood-free for all events up to the 1 in 100-year event plus climate change (14%) to allow for safe access and egress. If flooding on the road does occur this will be shallow and would be unlikely to pose a risk to life*' [Officer Note: detail consideration at RM];
 - f) (5.3.14) '*The finished floor levels of the proposed properties will be >300mm above the 1 in 100-year plus climate change maximum water levels which are denoted in Figure 5-9*' [Officer Note: detail consideration at RM];
 - g) (6.4.3) '*the proposed development and associated surface water drainage scheme has been designed to sustainably manage the run-off from the critical 1 in 100-year storm event with a 40% allowance for climate change*';
 - h) Appendix (FRA2): Indicative Surface Water Drainage Strategy (dwg.06153-A-0101/P3; March22) [Officer Note: we raise concern that the 'indicative locations of proposed geocellular soakaways' in some cases will be within tree TRZs and/or proposed new tree planting which could impact on root damage during installation / long term growth. This issue can be addressed at Reserved Matters].
- 7.8.3 Broadly, the Applicant's strategy is that all road and roof runoff will drain into a series of geocellular soakaways located within the landscape areas and/or by the use of porous paving. The soakaways have 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 Note: this would address Policy D15(3c)(4) – Climate change adaptation].

- 7.8.4 Planning conditions have been recommended to ensure that the 'principles' set as part of the Outline application are followed through at detailed design, at the construction phase, and 'in-operation'. The development will need to demonstrate that the surface water drainage system has been constructed as designed, with any minor amendments picked up.
- 7.8.5 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.
- 7.8.6 Given the above, the application is deemed compliant with policy in this regard.

7.9 Sustainability

- 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 require detailed construction resolution and are to be addressed as part of a Reserved Matters application.
- 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 (February 2022) to address current and emerging policy requirements. They note that the proposed development will be built under the Building Regulations (Part L 2021):
- a) '*Building Regulations Part L 2021 and the associated Standard Assessment Procedure (SAP 10) calculations make assumptions regarding the inclusion of Solar PV as well as fabric improvements to calculate the Target Emission Rate, which in turn will make it harder to achieve a pass. Part L 2021 represents a 31% improvement over current regulations (Part L 2013)*'.
 - b) '*Dwellings will be designed to pass Part L 2021 with either solar PV or air source heat pumps (ASHP). Either solar PV or ASHP, or a mix of the two technologies across the development would be used to satisfy Planning Policy D2*'.

Agenda item number: 5(2)

- 7.9.5 The Outline planning commitment by the Applicant is that the development will reduce regulated CO2 emissions by integrating a range of passive design ('fabric first') and energy efficiency measures throughout the dwellings. In terms of this issue, the layout has been assessed as acceptable, and is such that any detailed issues arising can be dealt with at Reserve Matter application.
- 7.9.6 Detailed issues relating to efficient use of resource, management of waste, and sustainable design/ climate change adaptation as set out in Policy D2, D14, D15, D16(4)(5) and the SPD are to be addressed through either Reserved Matters and/or Building Regulations.
- 7.9.7 The application as submitted for Outline is consequently, as read, compliant with policy in this regard.

7.10 Open space provision

Planning policy

- 7.10.1 As part of Chapter 8 '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 policy 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 2No. 1bed: 1.5p; 5No. 2bed: 2p; 11No. 3bed: 2.5p; 4No. 4bed: 4p) circa. 57 people [Ref. interpreted Nomis 2011 QS413EW - Guildford]. The application would need to provide circa 0.15ha (1,500sqm) open space.
- 7.10.3 In the Design and Access Statement (May 2022), supported by the Proposed Site Plan (Dwg. 6502/SK002 Rev. A; January 2023), the application evidences the open space provision as a hierarchy of natural play (*Pockets of green space including areas of informal public open space are provided... An existing tree belt through the centre of the site and trees to the north of the site provide informal recreation opportunities for both existing and proposed residents*); and pedestrian and cycle pathways that support the open space strategy.
- 7.10.4 The Site Plan (landscape masterplan) has been designed to provide a range of informal, habitat play areas for all abilities and ages. The activity strategy focuses on a woodland landscape and exploratory features using more natural play, encouraging interaction with diverse site habitat as an educational informative. This approach is strongly supported, and enacts Policy ID6(10).

- 7.10.5 The site is approximately 1.25ha including the central woodlands. In terms of open space provision, a total area of approximately 0.14 hectares of land is required by policy. In the Design and Access Statement Map 3 (Post-development habitats) the application is providing c.0.45ha of habitat areas and informal play opportunities which will form the main amenity space for residents. These areas would provide a) Amenity space/ natural green space; b) Play space (children); c) Play space (youth); and make a land contribution to informal play as required by Policy ID6 (Table ID6a). Due to this provision, a reduced financial commitment for public open space is sought.
- 7.10.6 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.
- 7.10.7 Consequently, to address these concerns, it is recommend that a) the Applicant provides some timber play equipment complimentary to the natural setting within the landscape areas, preferably in closer proximity to the dwellings to promote natural surveillance; and b) the Applicant makes an apportioned 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.
- 7.10.8 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. This landscape approach sits well with the adjacent Orchard Farm meadows to extend this informal landscape along the stream corridor.
- 7.10.9 Detailed matters of informal play equipment can be addressed at Reserve Matters application. The application is consequently, as read, compliant with policy in this regard.
- 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, the existing landscape has local value in terms of the setting to the Listed Building (York House) adjacent to the site along Harpers Road and contributes to the overall character of Harpers Road.
- 7.11.2 There is a Tree Preservation Orders (GBC TPO 3 2017) protecting the trees and tree groups across the north portion of the site. There are no Veteran Trees within the site.

- 7.11.3 The Applicant has submitted an Arboricultural Impact Assessment (report and dwg./ Rev. E; May 2022), supported by a Tree Protection Plan (dwg./ Rev.H; May 2022) and an Arboricultural Method Statement (May 2022), which concludes that '*The proposed houses can be built with minimal impact [on the tree] surrounds. Full provision can be made for the protection of existing trees to ensure their continued viability following the completion of construction works*'.
- 7.11.4 It is noted that the application conserves and enhances the woodlands to the site, allowing for the management, succession, and biodiversity habitat enhancement of the existing landscape to be retained and augmented. The landscape strategy further addresses the screening of the development with the introduction of new tree and treed hedgerow planting which over time will contribute to the woodland setting. That a significant site area is given over to woodlands is to be welcomed.
- 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.

7.12 Impact on ecology

- 7.12.1 In terms of surrounding 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 was undertaken by the Local Planning Authority to consider the likely significant impacts arising from the delivery of Policy A31's strategic site allocation (then applicable to this application) on the Thames Basin Heaths Special Protection Area (TBHSPA), as protected under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). It was agreed that any mitigation could be addressed through a SANG land agreement for individual applications. It is noted that an Appropriate Assessment has been submitted by the LPA to Natural England (see Thames Basin Heath SPA matter below).
- 7.12.3 [Officer Note: 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].

Ecological Impact Assessment and surveys

- 7.12.4 The application has submitted an Ecological Impact Assessment (May22) and supporting surveys (bats, breeding birds, badgers, hazel dormouse, reptiles; initial survey 2017, updated 2019 and 2022). *'The report sets out an assessment with regards to the Important Ecological Impact Features and includes measures to avoid, mitigate and, if necessary, compensate for significant residual effects. Ecological enhancement measures are proposed to provide biodiversity net gains in line with local and national planning policy.'*
- 7.12.5 The Applicant notes that *'the Biodiversity Management and Enhancement Strategy has been produced considering the 2017 Ecological Assessment [and surveys] , the 2019 and 2022 Ecological Appraisal, as well as a detailed desktop study undertaken in 2022'*. It is suggested that monitoring surveys, mitigation, and enhancement measures are reviewed as conditions.
- 7.12.6 A recent site visit by the Case Officer did identify renewed badger activity of the outlying setts which was identified for closure. The Applicant would need to apply for a license to close and relocate this sett.
- 7.12.7 Renewed surveys may be required to identify activity levels of badgers, bats, and nesting birds 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. SWT in their response (8 August 2022) *'recommend that prior to determination of this planning application, **clarification** is obtained on whether the applicant is proposing to undertake additional updated surveys (e.g. for reptiles, bats and breeding birds) to help determine the current status of ecological features on site, which could be adversely affected by the proposed development works either now or at the reserved matters stage in order to provide more detailed and updated mitigation strategies. All surveys should conform to best practice guidance'*. The SWT sets out a range of recommendation measures (Table 1 Summary of Recommendations) and suggest at what planning stage they should be undertaken, including 'prior to determination', to inform the determination by the Local Planning Authority.
- 7.12.8 In light of the fact that this application has not been determined within the statutory period; that the Applicant has **clarified** in their EIA report (Chapter 6 and 7) that renewed survey will be undertaken; and, that this is an Outline application, it is considered that the SWT's Summary of Recommendations can be addressed as conditions to the Outline and discharged prior to the Applicant making a Reserved Matters application as required, and attached to the Reserved Matters application as required.

Biodiversity Net Gain

- 7.12.9 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain (BNG) from November 2023. BNG will be required for small sites from April 2024. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years.

Agenda item number: 5(2)

- 7.12.10 In terms of Policy P7(12) to deliver biodiversity net gain, 'Qualifying development proposals submitted after the national scheme comes into effect are required to achieve a biodiversity net gain of at least 20 per cent'.
- 7.12.11 The Applicant (see letter and supporting information 9 May 2023) notes, 'The Layout of the Site has ...the additional provision of newly created woodland habitat south of the existing woodland to be retained by way of compensating for this small loss. Following the revised layout an updated Biodiversity Net Gain Metric 3.1 calculation has been undertaken. The Site now demonstrates a biodiversity net gain of 10.44% for habitat units and 126.79% hedgerow units. More importantly though due to the introduction of this additional woodland creation the trading rules of the metric have now been satisfied'.
- 7.12.12 The Officer notes that the application is compliant with BNG policy.
- 7.12.13 The Assessment identifies that the application would require 0,40ha of SANG as mitigation. The Applicant has agreed that this will be addressed by legal agreement.
- 7.12.14 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 Reserved Matters condition.
- 7.12.15 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 and/or Reserved Matters conditions.

7.13 Impact on air quality and noise

- 7.13.1 The Guildford Local Plan Policy 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
- 7.13.2 The Environmental Health Officer has not objected to the application but states 'if the application is being considered for approval, I will ask the developer to submit an Air Quality Report. The report does not need to carry out modelling/monitoring exercise to assess the air quality impact of the proposed development, but must focus on air quality measures to control emissions during construction phase and good design principles (air-quality-planning-guidance.pdf (iaqm.co.uk)) so that the proposed development will have least impact on the existing air quality in the area'. In a similar regard, a Noise Assessment should be undertaken.
- 7.13.3 It is considered that both assessments do not affect the access, layout, and scale here for determination and can consequently be undertaken as a Reserved Matters 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 metres 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.
- 7.14.3 An Appropriate Assessment was submitted by the LPA to Natural England which concluded that as long as the applicant is to comply with the requirements of Guildford's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)), Natural England would have no objection to the application.
- 7.14.4 It is noted that a Grampian style condition is recommended which states that the 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 to be secured through legal agreement.
- 7.14.5 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 to be secured by way of a s106 agreement.
- 7.15.2 Ash Road Bridge infrastructure (nett gain of dwellings): 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 (refer to SCC Highway's position in this regard). 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 the Community Infrastructure Levy (2010) Regulation 122(2). Sum: £10,000/unit plus indexation (RPI) since March 2019 (£262,372 as at June 2022)

Agenda item number: 5(2)

- 7.15.3 Affordable housing: the requirement for affordable housing has been set out in the Housing Need section. A legal agreement would secure the provision of eight affordable dwellings, as well as their tenure and mix, so that the application is compliant with local and national policies, as justified. The obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.
- 7.15.4 SANG land (nett gain): this is required as a combination of two avoidance and mitigation measures (SANG and SAMM) put in place to protect the Thames Basin Heaths SPA from the impacts of new residential development. The Applicant has agreed to commit to a private SANG land agreement to address this requirement from Natural England to protect and mitigate sensitive landscapes of importance. The development would require 0,40ha of SANG.
- 7.15.5 SAMM tariff (nett gain): 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 SPA 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 the Council's Planning contributions for Open Space and Special Protection Area (2023 to 2024). Sum: £23,276.
- 7.15.6 Off-site Open Space Provision (gross gain): while the application provides a range of informal, on-site children's play area, 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 an apportioned contribution to mitigate this impact. Based on the play space tariffs set out in the Council's Planning Contributions SPD (Planning contributions for Open Space and Special Protection Area (2023 to 2024) calculator). Sum: £66,689.
- 7.15.7 SCC Highways: SCC have identified measures towards highway safety/highway improvement schemes within the vicinity of the site. Sum: £25,200 (3 March 2023).
- 7.15.8 SCC Cycle voucher scheme at £100/dwelling. Sum: £2,200.
- 7.15.9 The SCC S106 will include a requirement that the adjoining developments and general public 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.
- 7.15.10 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.
- 7.15.11 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. Sum: a) Early years contribution £19,125; b) Primary contribution £97,943; c) Secondary contribution £88,595: Total sum: £205,663.

7.15.12 The above financial contributions and land agreement have been accepted by the Applicant.

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 a substantial 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 The heritage harm identified in this report, as less-than-substantial harm identified is at the **lower end of the spectrum**, must be considered and balanced against the benefits of the application as submitted. 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 In light of recent challenge, the harms resulting from the application as identified by objectors is assessed and is balanced against the benefits of the application as submitted. 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 22 dwellings, and specifically 8 affordable dwellings, is a timely, much required contribution to the housing supply of the area against policy objectives; attribute – positive **significant weight**.
- 8.5 The application provides a very considerable woodland and riparian habitat and landscape open space on the site which will be accessible to both existing and future residents of the area. The application delivers BNG habitat value to the site and contributes to a new landscape narrative for the broader A31 strategic allocation; attribute - positive **moderate weight**.
- 8.6 The application delivers on and off-site ecological conservation and enhancement. It is acknowledged that there will be short-term harm to the environment/ landscape setting during construction activity, however, this has been addressed in a mitigation strategy. There would be the introduction of native tree and hedgerow planting, improvements to the stream, and, bat and bird boxes, in total retaining and enhancing habitat diversity to the site; attribute - positive **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 positive **limited weight** in favour of the application in light of overall scale of dwellings being delivered. 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 - positive **moderate weight**.
- 8.9 The application would help to improve and deliver pedestrian and cyclist accessibility and highway safety in the strategic allocation area by delivering a network of routes in conjunction with surround development, allowing unfettered access by the general public. It is important to note that the issue of pedestrian and cyclist safety on Harpers Road was the central concern raised by local residents and the Parish Council which has been addressed; attribute - positive **significant weight**.
- 8.10 The benefits of the application are wide ranging and long lasting. As noted above, the harm identified to the heritage assets and short-term harm to the environment 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 less-than-substantial harm to the setting of York House and the buildings within the Ash Manor complex, it has been concluded that this is outweighed by the public benefits which flow from the proposal. In addition, it is noted that the heritage harm has been reduced through the retention and enhancement of the site woodlands and boundary landscaping to retain the overall character of the setting.

- 9.4 The application does not conflict with any policies that protect surrounding and/or environmentally sensitive areas (Thames Basin Heaths SPA etal), and proposes SANG mitigation in line with policy.
- 9.5 The application would provide 22 residential units, which would be in accordance with housing delivery commitments in the Guildford Local Plan. This includes the provision of affordable housing, 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.
- 9.6 The application is acceptable to the statutory authorities in terms of highway safety, drainage (flooding), ecology, archaeology, and landscape, subject to conditions as noted. No statutory authority has objected to the application.
- 9.7 Overall, the Officer Report's assessment concludes that the adverse impacts of the application 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 application 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**.

CONDITIONS

1. **Reserved matters:** details of the appearance, landscaping, and materials (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority not later than one-years from the date of this permission prior to the commencement of development and the development shall be carried out as approved.

Reason: In accordance with section 91 and 92 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Time limit:** the development as hereby permitted shall commence not later than the expiration of two-year from the date of approval of the reserved matters permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

3. **Approved documents:** the development hereby permitted shall be carried out in accordance with the following approved drawings as set out below.

Location Plan – dwg. 6502-LOC1A; 30/05/2023.

Proposed Block Plan – dwg. 6502-BLOC Revision C; 30/05/2023.

Proposed Site Plan – Streamside Option 3 – dwg. 6502-SK-002 Revision E; 30/05/2023.

Proposed Walking & Cycling Plan – Streamside Option 3 – dwg. 6502-SK-003 Revision C; 30/05/2023.

Indicative Elevations – dwg. 6502-020 Revision E; 29/07/2020.

Proposed Access Arrangements – dwg. 22055/001 Revision C; 05/2022.

Agenda item number: 5(2)

Tracking Plans: Refuse Lorry Vehicle Swept Path Assessment – dwg. 231684/TR/01; 05/2022.

Tracking Plans: Fire Appliance Swept Path Assessment – dwg. 231684/TR/02; 05/2022.

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

4. **Site Waste Management Plan:** no development shall take place until a site waste management plan and demolition strategy of the existing building as identified in the Outline Building Survey (dwg. 4924/02; dated April 2015) and the removal of foundations and hard standing has been submitted to and approved in writing by the Local Planning Authority. All of the resultant demolition materials and debris that are not to be reused in the construction of the development hereby permitted shall be removed from the site. The strategy will address, inter alia:
- Programme of works (to address habitat requirements).
 - Disposal of waste off-site and receptor sites.
 - Programme for the installation of bat and bird box (to enable relocation)

Reason: in the interests of the character and appearance of the area / and neighbouring amenities in accordance with Policy D5(1e,f) and D14(5) of the Guildford Local Plan.

5. **Surveys:** no development above DPC level (excluding any demolition and site clearance works) shall take place until survey as identified to mitigate the impact of the development have been submitted to and approved in writing by the Local Planning Authority. The surveys will address, inter alia:
- Up-to-date surveys for reptiles, bat roosts in buildings, nesting birds.
 - Survey for badgers including ground level tree assessment for bats.
 - Clarification of impact on great crested newts.
 - Provision of adequate compensation for loss of deciduous woodland Habitat of Principal Importance

All surveys should conform to best practice guidance;

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.

6. **Time limit on development before further surveys are required:** if the development hereby approved does not commence (or, having commenced, is suspended for more than 12-months) within two-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.

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.

7. **Suitable Alternative Natural Green Space (SANG) Agreement:** no development above DPC level (excluding any demolition and site clearance works) 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: Grampian 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.

8. **Highway Works:** No dwelling shall be occupied until the proposed vehicular accesses to Harpers Road hereby approved have been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. 22055-001 Rev C, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

9. **Roadworks (Estate Roads):** 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.

10. **Vehicle parking:** the development hereby approved shall not be occupied unless and until vehicle parking areas in accordance with the approved plan (Proposed Site Plan – Streamside Option 3 - 6502-SK-002 Revision E; May 2023) 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.

11. **Electric vehicle charging points:** 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.

12. **Surface Water Drainage Scheme:** the development hereby permitted shall not commence (excluding ground works and construction up to damp proof course and the construction of the access) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SUDs Hierarchy and be compliant with the national Non-Statutory Technical Standards for SUDs, NPPF and Ministerial Statement on SUDs. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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.

- 13. **Implementation:** the development hereby approved shall not commence unless and until the construction contract for the Ash Road Bridge scheme (as approved through planning application 19/P/01460, as amended) has been entered into and construction works have been commenced on site pursuant to that contract.

Reason: to ensure the delivery of essential infrastructure required to enable the development in accordance with Policy ID1(1-5) 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

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

- 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.
- 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. Surrey County Council SUDs

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 our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via SUDS@surreycc.gov.uk.

6. Thames Water

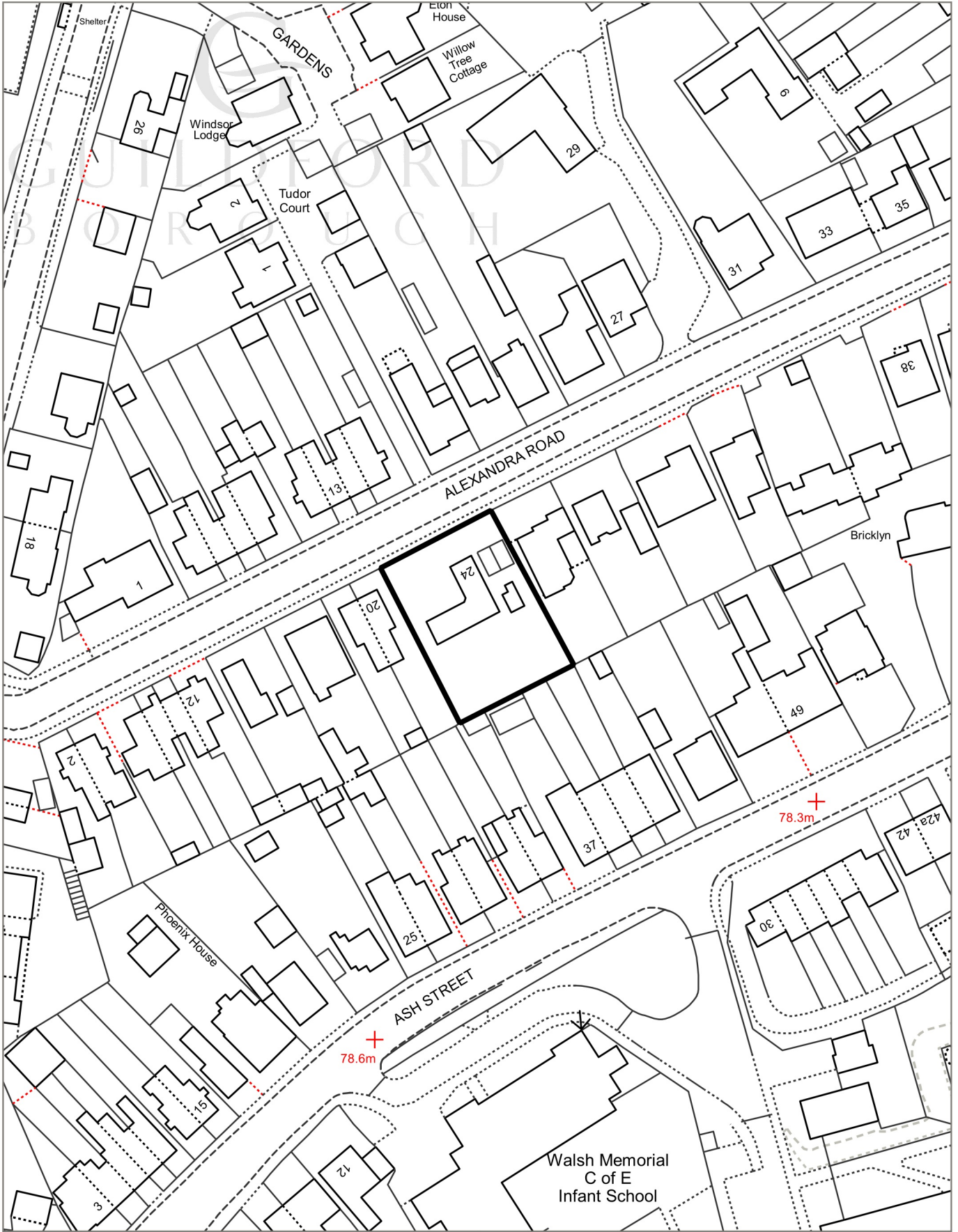
- a. The Applicant should enter into a formal agreement with Thames Water Company to provide the necessary sewerage/ foul and surface water infrastructure required to service this development. The extent of the network proposed for adoption will be addressed at detailed design stage and agreed with Thames Water. Any remaining shared infrastructure will be maintained by an appointed management company which will include SUDs features and landscaping. The Applicant is advised that prior approval and agreement (Water Industry Act 1991) must be obtained from Thames Water before any works are carried out.

- b. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.affluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

7. Natural England

- 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.

22/P/01847 - 24 Alexandra Road, Ash, Guildford



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not be relied upon for accuracy.

Print Date: 13/06/2023



22/P/01847 – 24 Alexandra Road, Ash, Guildford, GU12 6PJ



Not to scale

App No: 22/P/01847 **8 Wk Deadline:** 23/01/2023
Appn Type: Full Application
Case Officer: Lisa Botha
Parish: Ash **Ward:** Ash South & Tongham
Agent : Mr Holmes **Applicant:** -
Spruce Town Planning Ltd
Office 9
Fleming Court Business
Centre
Leigh Road
Eastleigh
SO50 9PD
Fika Homes Ltd
c/o Spruce Town Planning
Office 9
Fleming Court Business Centre
Leigh Road, Eastleigh
SO50 9PD

Location: 24 Alexandra Road, Ash, Guildford, GU12 6PJ
Proposal: Construction of three houses with associated parking, landscaping and access following demolition of the existing building.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee following the 7 day notification process. Cllr Fiona White has referred this item as she considers that the proposed infill development

Key information

This application is for the erection of three two-storey detached dwellings following the demolition of an existing bungalow. Each of the proposed dwellings would have a traditional design and use materials in keeping with those in the road. Two parking spaces would be provided for each of the dwellings.

Summary of considerations and constraints

No concern is raised with regard to the loss of the existing building on site as it is of no particular architectural merit. The site represents a transition between smaller plots to the south-west and wider plots with detached properties to the north-east. Three detached dwellings would site comfortably on the site and would retain good separation distances to the side boundaries with rear gardens provided with a depth of over 10m and which would be wider than those properties to the south-west.

The frontages of the properties would be mainly hardsurfaced to provide parking with some landscaping proposed to soften the visual impact. No objection has been raised by the County Highway Authority.

No trees would be felled to enable the development, and suitable measures are proposed and have been secured in order to prevent damage to trees located close to the boundary of the application site.

The proposed dwellings would provide good living conditions for any future occupants, and would not materially harm the amenities of neighbouring properties.

Subject to conditions and securing the required financial contribution to mitigate against the impact of the proposal on the Thames Basin Heaths Special Protection Area the proposal is recommended for approval.

RECOMMENDATION:

Subject to a Section 106 Agreement securing SANG and SAMM the decision is to:

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: an un-numbered drawing: existing plans and elevations received 31/10/22, 2247 01A, 2247 - 03B, 2247 04B, 2247 02C, 2247 05B, 2247 06B, 2247 07B, 2247 08B received 01/02/23.

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

3. 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 0800 and 1800 Mondays to Fridays and between 0800 am and 13.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the neighbours from noise and disturbance outside the permitted hours during the construction period.

4. No development shall take place above slab level 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 be carried out in accordance with the approved details and samples.

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

5. Prior to first occupation of the dwellings hereby approved all boundary treatments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall be maintained in perpetuity.

Reason: To safeguard the visual amenities of neighbouring residents and the locality and to enable the movements of wildlife across and beyond the application site.

6. The development shall take place in accordance with the SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing 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 site / adjacent to the site which are to be retained in the interests of the visual amenities of the locality.

7. No development shall take above slab level until full details, of both hard and soft landscape proposals for the area forward of the building line across the site has been 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 retained.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in the first floor level or above of the south-west elevation of House 1 or the north-east elevation of House 3 hereby permitted.

Reason: In the interests of residential amenity and privacy.

9. The two ground floor windows on the south-west elevation of House 1 and on the north-west elevation of House 3 shall be obscure glazed with cill levels a minimum of 1.7m above the finished floor level in the room. These windows shall be installed as such prior to the first occupation of the development hereby approved and thereafter shall be maintained in accordance with the approved details.

Reason: In the interests of residential amenity and privacy.

10. The first floor window on the south-west elevation of House 1 and the first floor window on the north-west elevation of House 3 hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

11. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Alexandra Road hereby approved have been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. 2247 02A, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

12. 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. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

13. 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 point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans, Drawing No. 2247 02A, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to promote more sustainable forms of transport.

14. The development hereby approved shall not be first occupied unless and until a charging point for e-bikes has been provided for each plot within the development site. This provision shall be retained in perpetuity.

Reason: In order to promote more sustainable forms of transport.

15. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to travel by means other than private motor vehicles.

16. The hardstanding area hereby permitted on the frontage shall have a permeable (or porous) surfacing which allows water to drain through, or surface water shall be directed to a lawn, border or soakaway, so as to prevent the discharge of water onto the public highway and this should be thereafter maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

17. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

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. This pre-commencement condition is required to enable sustainability measures to be considered at an early stage of the development.

18. 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.

19. No development shall take place above slab level until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

20. Prior to the commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used). The approved details shall be implemented prior to the first occupation of the development and retained 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. This pre-commencement condition is required so that the measures to address energy efficiency can be considered at an early stage of the development process.

Informatives:

1. 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. Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

2. 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.

3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

4. The 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 <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-cross-overs-or-dropped-kerbs>

5. 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

Officer's Report

Site description.

The site is located within the urban area of Ash within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area. The site is located within a residential area comprising a mix of detached, semi-detached and terraced properties, predominantly two-storeys in height. The site itself comprises a detached bungalow with an 'L-shaped' footprint with double garage on a wide plot and is in need of modernization. The southern side of Alexandra Road is comprised predominantly of more narrow plots to the west of the application site, with wider plots with largely detached properties located to the east of the application site giving a different character along the length of the road. This pattern is reflected on the northern side of Alexandra Road, albeit with gardens of various depths due to the presence of backland development.

Proposal.

Construction of three houses with associated parking, landscaping and access following demolition of the existing building.

Relevant planning history.

There is not recent / relevant planning history on the site.

Consultations.

County Highway Authority: No objection on safety, capacity or policy grounds subject to conditions relating to the creation of vehicular accesses, site layout, the provision of electric vehicle and e-bike charging points and secure covered parking for bicycles.

Thames Water: No comment

Ash Parish Council: Object for the following reasons:

- loss of a bungalow
- overdevelopment
- cramped
- overbearing
- proximity to boundary lines

Natural England: In accordance with an agreed position with Natural England, Natural England (NE) will not object to an Appropriate Assessment (AA) undertaken which concludes no adverse effects on the integrity of the TBHSPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017. An individual consultation with NE will therefore not be required in these cases.

Tree Officer: The arboricultural report is satisfactory.

Third party comments:

Four letters of representation have been received raising the following objections and concerns:

- too many units proposed on the site
- insufficient parking along the road will be made worse as a result of additional dwellings on the site and the loss of on-street parking
- parking pressure during construction works
- noise and disturbance during construction
- concern if windows were placed on ground floor elevations unless obscure glazed and non-opening
- loss of privacy to patio
- loss of privacy into bedroom window from the rooflight in House 1
- loss of light to a bathroom (Officer note: bathrooms are not considered habitable rooms and as such some loss of light can be considered acceptable)
- overshadowing
- impact on tree in the neighbouring garden (Officer note: an arboricultural report has been submitted and assessed by the Council's tree officer)
- gravel boards with pre-cut hedgehog holes should be provided as there are hedgehogs in the area

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making
Chapter 5: Delivering a sufficient supply of homes
Chapter 6: Building a strong, competitive economy
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

South East Plan 2009:

NRM6: Thames Basin Heaths Special Protection Areas

The Guildford Borough Council Local Plan: Strategy and Sites 2015 - 2034

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 (2002). 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.

S1 Presumption in favour of sustainable development
H1 Homes for All
P5 Thames Basin Heaths Special Protection Area
D1 Place Shaping
D2 Climate Change, Sustainable Design, Construction and Energy
ID4 Green and blue infrastructure

Guildford Borough Local Plan: Development Management Policies 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 D4: Achieving High Quality Design and Respecting Local Distinctiveness
Policy D5: Protection of Amenity and Provision of Amenity Space
Policy D8: Residential Infill Development
Policy D14: Sustainable and Low Impact Development
Policy D15: Climate Change Adaptation
Policy ID10: Parking Standards for New Development

Supplementary planning documents:

Thames Basin Heaths Special Protection Area Avoidance Strategy 2017
Climate Change, Sustainable Design, Construction and Energy SPD 2020
Residential Design Guide 2004
Parking Standards for New Development 2023

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- impact on character
- living conditions
- impact on neighbouring properties
- highway / parking considerations
- impact on trees
- sustainability
- Thames Basin Heaths Special Protection Area and Appropriate Assessment
- legal agreement requirements

The principle of development

Policy H1 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. Policy D1 seeks to ensure high quality design is achieved, whilst Policy P5 requires avoidance and mitigation of the impact of proposal on the Thames Basin Heaths Special Protection Area. The proposal will also be required to demonstrate it has been designed and will be constructed taking into consideration sustainability and climate change.

Policy D8 requires residential infill development proposals to: a) integrate well with surrounding development and the environment; b) respond positively to the existing character and identity of the local area; c) avoid unacceptable impacts on the amenity of neighbouring residents; and d) incorporate landscaping measures and ensure that sufficient amenity space, parking, bin storage and cycle parking is available and that they relate well to the buildings within the site.

Subject to compliance with the above, the principle of development is therefore considered acceptable.

Impact on character

Policy D8 states that built frontages are particularly important as they contribute to defining the public realm and the street scene and more broadly the character of places. It goes on to say that built frontages can provide a sense of enclosure whilst breaks along built frontages can provide a sense of visual relief. It goes on to say that it is important that proposals for infill along a frontage give consideration to the various design parameters that contribute to the qualities and particular identity of local streets and demonstrate how they might be harmonious with or enhance local character. In this instance there is a defined and different character to the neighbouring properties either side of the application site, with a defined building line to the south-west and a more loose building line to the north-east.

The proposed development would result in the loss of the existing bungalow on site. The bungalow is not of any particular architectural merit and is not a heritage asset, and as such no concern is raised with regard to its loss.

The existing bungalow has an 'L-shaped' footprint with the main wing set back into the plot running parallel with the road. The proposal seeks to provide three detached dwellings on the site which would be staggered back from the front boundary of the site, with house 3 being set forward of houses 1 and 2 such that house 3 is more or less in line with the neighbouring dwelling to the north-east. House 1 would be set back from the neighbouring dwelling by approximately 4.5m and takes account of the access to this neighbouring property which is provided on the eastern elevation, whilst also allowing parking to be provided on site. Whilst this set back of House 1 would not be in line with the building line of 20 Alexandra Road, it would be more or less in keeping with 26 Alexandra Road, and would prevent any overbearing impact of 20 Alexandra Road. It is also noteworthy that the existing property to be demolished is set significantly further into the site and as such the proposed location of House 1 would result in an improved frontage along Alexandra Road.

The dwellings would be set on narrow plots and have narrow frontages, albeit they would be wider than that of the neighbouring dwellings to the south-west, but would maintain the linear character of the plots in the road. The dwellings would be two-storey in height, and although they would be slightly taller than the ridge height of the two-storey neighbouring dwellings to the south-west, it would be an increase of 0.74m, and the overall height would remain lower than the chimney stack on the neighbouring property. Furthermore the eaves levels of the proposed dwellings would respect those of the two-storey neighbouring buildings and the roof element would not be disproportionate; and as such the slight increase in height would not be overly apparent.

The design of the dwellings would be similar, with one dwelling having a handed design. The buildings would have traditional forms with hipped roof designs and front gables, with mono-pitched porches on the front elevation, and would use external materials of brick, tiles and render. The traditional design and use of materials would also ensure that the dwellings sit comfortably within the street scene.

A garden would be provided for each of the dwellings which would have a wider plot than the neighbouring dwellings to the south-west, albeit they would not be as deep, however, sufficient garden would be maintained to prevent any concern regarding an overdevelopment of the site.

Many of the properties along Alexandra Road are fully hardsurfaced and provide on-site parking, whilst some do retain some small areas of soft landscaping where insufficient space is available on site to allow for parking. To the frontages of each of the dwellings would be some soft landscaping which would defined the side boundaries of each plot and provide a small buffer to the front of the dwellings and their respective parking areas. This would provide some visual softening of the parking area along the frontage of the site; as such it is considered that the proposal would be in keeping with the character of the area.

The proposal would therefore make efficient use of the site whilst still respecting the character of the area and as such no objection is raised in this regard.

Living conditions

Each of the proposed dwellings would have three bedrooms and have accommodation spread over two floors. The floor areas for each of the dwellings would be in excess of the 84 sq m required by the nationally described space standard and each of the bedrooms proposed would exceed the minimum width and floor areas required.

Private garden areas would be provided for each of the proposed dwellings, all of which would face south-east. The gardens would adjoin and back on to other rear gardens and as such would prevent any perception of enclosure. Whilst some mutual overlooking of the gardens would occur between the proposed dwellings themselves and to the garden of neighbouring dwellings, such overlooking is not unusual in an urban context and would not be to an extent that would be considered to be unreasonable or harmful. The gardens space for each dwelling would be of a rectangular shape and as such would allow for effective and practical use of the space by residents.

During the course of the application, additional windows were inserted into the side elevations of the dwelling to increase the level of natural light into the proposed properties to ensure acceptable living conditions for the future occupants of the site.

Impact on neighbouring properties

20 Alexandra Road would be located to the south-west of the application site, whilst 26 Alexandra Road would be located to the north-east.

House 1 would be set approximately 1.5m from the side boundary, with the neighbouring property's porch set 1.6m off the shared boundary, resulting in over a 3m gap between the proposed dwellings. House 1 would have a pitched roof sloping away from the shared boundary, and with House 1 being set back approximately 4.5m from the front wall of 20 Alexandra Road and the main two storey element not extending beyond the rear wall of 20 Alexandra Road and the two-storey rear projection set in from the side wall of the proposed dwelling, no overbearing impact would occur. Two windows would be located on the side elevation of House 1 facing toward 20 Alexandra Road at ground floor level which would serve the dining area and kitchen and are proposed to be positioned at high level and obscure glazed; as such no overlooking would occur. At first floor level a single obscure glazed window is proposed to serve the bathroom; in order to protect neighbouring amenity a condition is recommended to ensure that the opening parts of the window are above 1.7m from the finished floor level. The proposal may reduce some direct sunlight in the early morning to the windows on the side elevation of the neighbouring dwelling, however, due to the separation distance proposed and the orientation of the plots, no material loss of light would occur and the windows that are affected are not primary windows or do not serve habitable rooms.

26 Alexandra Road is a bungalow. The existing garages which are located close to the north-east boundary of the site would be demolished and the proposed dwelling (House 3) would be sited approximately 3m from the shared boundary. House 3 would be set in line with the staggered front wall of this neighbouring dwelling and would extend approximately 2.3m beyond the rear wall of 26 Alexandra Road with 1m of this being single-storey in height. The two-storey element which would extend beyond the rear wall of 26 Alexandra Road would also be set further away from the shared boundary.

The proposed separation distance, together with the pitched roof design sloping away from the side boundary and the limited depth extending beyond this neighbouring dwelling would ensure no overbearing impact or loss of light would occur. It is also noteworthy that a robust hedge is located along this boundary on the neighbouring properties land. Two windows are located on the side boundary which would serve a kitchen and dining room and these would be located at high level and are proposed to be obscure glazed as such no concern is raised with regard to loss of privacy. A single window is also located at first floor level and would serve a bathroom. To ensure no loss of privacy occurs this window is proposed to be obscure glazed and fixed shut below 1.7 from the finished floor level in the room.

The gardens would have a minimum depth of 10m and would back onto the rear garden / yards of the properties which front onto Ash Street; as such a separation distance between these buildings would be approximately 30m and this separation distance would ensure that no unreasonable loss of privacy would occur to these neighbouring properties.

The proposed development would therefore not result in any adverse impact on neighbouring amenity.

Highway / parking considerations

Policy ID10 states that development proposals will be required to demonstrate that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users.

The proposed development would ensure that two parking spaces in excess of the size required by Policy ID10, are provided for each of the proposed dwellings which would enable vehicles to park on site without overhanging the footway. This level of provision is in line with the maximum standards set out in the Council's SPD on Parking Standards for New Development.

Whilst the parking spaces would be located in front of the dwellings themselves and not located behind the building line which would be preferable, they would be sited side by side so would be independently accessible.

Secure bicycle parking is proposed for each dwelling, but would not be located in the preferable location at the front of the building as this would likely impact the level of parking provision proposed or result in the loss of soft landscaping features; it would however, be located within the rear garden of each property and as such is considered to be in a secure location.

It is noted that Alexandra Road is relatively narrow and that whilst properties to the eastern end of the road generally have off-street parking provision, those towards the western end of the road do not and therefore rely on on-street parking. There are two dropped kerbs currently serving the application site, one at each end. The proposed development would require the provision of an additional dropped kerb to serve House 2 and would in effect likely result in the lowering of the kerb along the entire frontage of the site. Whilst it is noted that objections have been raised with regard to the loss of on-street parking as a result of the proposed development, it is not the responsibility of developers to overcome existing parking issues within the vicinity of the application site. In this instance, sufficient parking provision would be provided to meet the needs of the proposed development and as such it is not anticipated that there would be any overspill parking onto the street. Furthermore, no objection has been raised by the County Highway Authority.

Impact on trees

The applicant has submitted an arboricultural method statement, impact assessment and tree protection plan with their application. The report notes five trees either within the site, on the boundary or just over the boundary of the application site. No trees are proposed to be felled. Tree protection is proposed to be put into place to protect the trees on the site, with those outside of the site protected by existing boundary treatments. Two trees located to the south-west of the site would be protected through the use of ground protection and a geotextile fabric on a compressed layer on a geotextile membrane on the application site. The Council's tree officer has reviewed the submitted report and is satisfied with its conclusions and comments that the roots of the willow tree will be found beyond the root protection area and as such it is the impact on roots within the root protection area which is important as it is this that will potentially have an impact on the tree. With regard to the impact of soil type and the presence of trees on the boundary, these factors will be taken into consideration when the foundations for the buildings are designed. As such, subject to compliance with the submitted report,

Sustainability

A Climate Change, Energy and Sustainable Development Questionnaire has been submitted as part of the application and states that:

- the demolition contractor will be encouraged to recycle material where possible
- the groundworkers will likely recycle mineral waste where possible
- bulk buy will be used to enable materials to be delivered on pallets and not individually wrapped
- most of the building materials will be sourced from local merchants
- FSC certified timber will be used
- heat loss will be minimised
- passive ventilation will be utilised
- solar gain will be achieved through the placement of glazing and the open floor layout
- no mechanical cooling is proposed
- water butts will be provided for each house
- a water efficiency standard of 110 litres per person per day will be achieved
- driveways will be constructed using porous stone to allow free drainage
- hardsurfacing will be limited to patios and a small amount of slabs by front doors with the remaining surfaces being soft landscaped

A condition is recommended to secure sustainability measures for the proposed development as well as to ensure a carbon saving of 20% or more below the building regulation target emissions rate for the proposed dwellings.

Thames Basin Heaths Special Protection Area and Appropriate Assessment

The application site is located within the 400m – 5km buffer zone of the TBHSPA. Natural England advise that new residential development in this proximity of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes two additional units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected sites.

The Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD in July 2017 which provides a framework by which applicants can provide or contribute to the delivery, maintenance and management of Suitable Alternative Natural Green Space (SANGS) within the borough and to Strategic Access Management and Monitoring (SAMM) which can mitigate the impact of development. In this instance the development requires a SANG and a SAMM contribution which should be secured by a Legal Agreement.

It is therefore concluded that subject to the completion of a legal agreement the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

As part of the application process the Council has undertaken an Appropriate Assessment (AA), which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy. In line with standing advice from Natural England, no objection is raised to an Appropriate Assessment undertaken which concludes that there would be no adverse impact on the integrity of the SPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted SPD 2017.

It is therefore concluded that subject to the completion of a legal agreement the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

As part of the application process the Council has undertaken an Appropriate Assessment (AA), which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy. Natural England has been consulted on the AA and they confirm they are happy with the conclusions of the AA.

Legal agreement requirements

The three tests set out in Regulation 122(2) and 123 of The Community Infrastructure Levy Regulations 2010 require S.106 agreements to be:

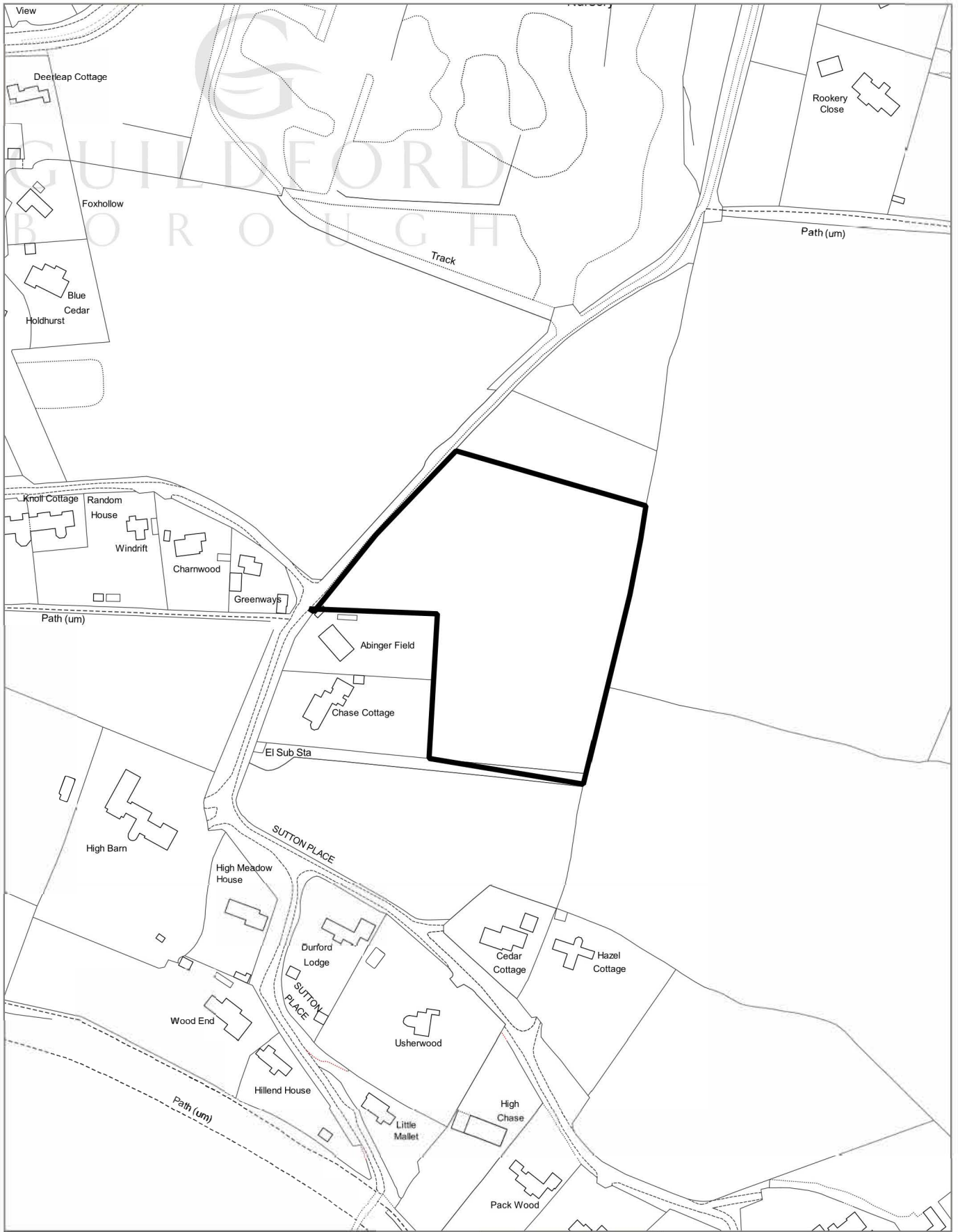
- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The development is required to mitigate its impact on the TBHSPA; this would be through a financial contribution to SANGS and SAMM. This would accord with the TBHSPA Avoidance Strategy and the Planning Contributions SPD. Without this contribution Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk) the development would be unacceptable in planning terms and would fail to meet the requirements of the Habitat Regulations. The contribution is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

Conclusion.

Subject to conditions and a legal agreement securing the necessary mitigation against the impact of the proposed development on the integrity of the Thames Basin Heaths Special Protection Area, the application is recommended for approval.

22/P/01898 - Land To The East Of Abinger Fields, Sutton Place, Abinger Hammer, Dorking



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This map is for identification purposes only and should not be relied upon for accuracy.

Print Date: 13/06/2023



22/P/01898 – Land to the east of Abinger Fields, Sutton Place, Abinger Hammer, Dorking, RH5 6RP



Not to scale

App No: 22/P/01898
Appn Type: Full Application
Case Officer: Lisa Botha
Parish: Shere
Agent : Mr Copping
WS Planning & Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

8 Wk Deadline: 04/01/2023

Ward: Tillingbourne
Applicant: Mr & Mrs Margree
C/O WS Planning & Architecture
5 Pool House
Bancroft Road
Reigate, Surrey
RH2 7RP

Location: Land to the east of Abinger Fields,, Sutton Place, Abinger Hammer, Dorking, RH5 6RP
Proposal: Change of Use from agricultural land to equestrian use including the erection of a stable building and sand school.

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 site is located within the Green Belt, within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV). The site is located in a rural area comprising of open fields and detached dwellings lining the road. The site itself comprises an open field which extends to the rear of Chase Cottage and Abinger Field extending northwards alongside Sutton Place.

This application is for a change of use from agricultural land to equestrian use including the erection of a stable building and sand school.

Site area: 1.69 ha

Sand school:

Stable building:

Summary of considerations and constraints

The proposed development would fall within the exceptions of Green Belt development under paragraph 149 and 150 of the NPPF and as such would represent not inappropriate development within the Green Belt.

The change of use of the land for equestrian use and the engineering operation to install the proposed sand school, would enable the land to be used for outdoor recreation and would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

The proposed stable building would provide an appropriate facility in connection with outdoor recreation and would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

The stable building would be appropriately scaled and designed for its intended purpose and its rural setting. The sand school would have no fencing and would be constructed with a surface material which would have an 'earthy' colour to help it blend into its setting.

Neither the sand school or stable building would be out of character in this rural area. Sufficient grazing land would be provided on site.

The impact on the AONB and AGLV would be minimised due to the siting and design of the proposed stable building and sand school and no materially harmful impact would occur as a result of the proposed development.

No external lighting is proposed.

Due to the location of the sand school and stable building, no materially adverse impact on the amenities of neighbouring properties would occur.

No concern is raised with regard to highway safety, capacity or policy.

The proposal is therefore recommended for approval, 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: J004325-DD-01, J004325-DD-2, J004325-DD-3, J004325-DD-4, J004325-DD-5, J004325-DD-6, J004325-DD-7 received on 09/11/22.

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

3. No development shall take place until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

4. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

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.

5. The development hereby approved shall not be first brought into use unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

6. No development shall take place until details of the proposed sand school surfacing material has been 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 sand school is satisfactory in this sensitive location.

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

Officer's Report

Site description.

The site is located within the Green Belt, within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV). The site is located in a rural area comprising of open fields and detached dwellings lining the road. The site itself comprises an open field which extends to the rear of Chase Cottage and Abinger Field extending northwards alongside Sutton Place.

Proposal.

Change of Use from agricultural land to equestrian use including the erection of a stable building and sand school.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
23/P/00606	Erection of an outbuilding (retrospective application).	Pending	N/A
22/P/01405	Erection of an agricultural barn for the storage of hay, logs and farm equipment.	Approve 25/10/2022	N/A
20/P/01850	Demolition of 2 No. ancillary outbuildings and replacement with a new single outbuilding for purposes ancillary to the enjoyment of the host residential property.	Approve 22/12/2020	N/A

Consultations.

County Highway Authority: No objection on safety, capacity or policy grounds. A condition is recommended to ensure vehicles can enter and exit the site in forward gear.

Surrey Hills Area of Outstanding Natural Beauty Officer: Concern regarding loss of agricultural land. Concern raised with regard to the permission granted under 22/P/01405 for an agricultural building for which the land now sought for equestrian use was based, without this land the fields would likely be agriculturally unviable. Concern regarding the position of the stables and sand school on the brow of the slope which would be more conspicuous in the landscape from surrounding lanes than before; as such the proposal would harm the Surrey hills AONB.

Third party comments:

36 letters of representation have been received raising the following objections and concerns:

- unacceptable detrimental impact on the AONB
- unacceptable detrimental on Green Belt land

- inappropriate development spread across the Green Belt
- unacceptable detrimental on AGLV
- unacceptable uplift on property (Officer note: the proposal needs to be assessed against criterion b of para.149 of the NPPF and not criterion c)
- out of keeping and unacceptably large
- the surface of the sand school is unlikely to be earth covered (Officer note: the details of the material could be subject to a condition if considered necessary)
- increase in traffic and narrow road leading to the site not suitable for equestrian vehicles
- increase in smell and insects
- increase in noise
- lighting of fires to burn dung (Officer note: should a issue arise, this would be a matter for the environmental health officers to assess)
- unacceptable creation of a precedent (Officer note: each application will need to be considered on its own merits)
- impact on local wildlife
- no consideration has been given for access - deliveries, horseboxes, emergency vehicles etc.
- no demand for a new equestrian facility (Officer note: this is not a material planning consideration)
- no public benefit
- loss of view from neighbouring properties (Officer note: there is no right to a view)
- concern over lighting (Officer note: no lighting is proposed as part of this proposal)
- no fence is proposed around the sand school, but is likely to be erected after permission is granted, and the proposal might become a commercial venture (Officer note: the application can only be assessed based on what is currently proposed, should permission be required for further development this would be the subject of a subsequent application)

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 6: Building a strong, competitive economy

Chapter 12: Achieving well-designed places

Chapter 13: Protecting Green Belt land

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment

The Guildford Borough Council Local Plan: Strategy and Sites 2015 - 2034

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 (2002). 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.

S1 Presumption in favour of sustainable development

P1 Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

P2 Green Belt

D1 Place Shaping

Guildford Borough Local Plan: Development Management Policies 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.

D4 Achieving High Quality Design and Respecting Local Distinctiveness
D5 Protection of Amenity and Provision of Amenity Space
D12 Light Impacts and Dark Skies
D14 Sustainable and Low Impact Development
D15 Climate Change Adaptation
E10 Animal-related Development

Supplementary planning documents:

Residential Extensions and Alterations 2018
Climate Change, Sustainable Design, Construction and Energy 2020

Planning considerations.

The main planning considerations in this case are:

- The principle of development and impact on the Green Belt
- Loss of agricultural land and the provision of sufficient grazing land
- Impact on character
- Impact on AONB and AGLV
- Impact on neighbouring amenity
- Impact on trees
- Sustainability
- Biodiversity

The principle of development and impact on the Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 150 of the NPPF states that certain forms of development are not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it; this list includes a material change in the use of the land (such as changes for use for outdoor sport and recreation) and engineering operations.

The proposed change of use would be required for outdoor recreation and the provision of a sand school would constitute an engineering operation. Therefore, provided these forms of development preserve the openness of the Green Belt, and do not conflict with the purposes of including land within it, they would represent not inappropriate development within the Green Belt.

Furthermore, paragraph 149 of the NPPF, the construction of new buildings within the Green Belt should be regarded as inappropriate development. However, there are exceptions to this, including the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This assessment will be made below.

Policy E10 seeks to ensure that proposals for animal related developments are acceptable in terms of scale, location, design and the character of the area that they would not unacceptably impact nature conservation, would re-use existing building (where feasible) or avoid isolated buildings or buildings in visually prominent locations, have no adverse impact on neighbouring amenity and are adequate for their intended purpose. The policy goes on to state that the cumulative adverse impacts of development in the vicinity and the wider area will also be considered. Compliance with this policy will be assessed in the report below.

The proposed use of the land would be limited to exercising and grazing horses, and as such the site would preserve the openness of the Green Belt and would not conflict with any of the purposes of including land within it as the land is not required to check unrestricted sprawl of a large built up area, the proposal would not result in neighbouring towns merging into one another, would assist in safeguarding the countryside from encroachment by retaining its visual and spatial openness, would not affect the setting or special character of historic towns and would have not discourage the urban regeneration. Whilst it is noted that the change of use in the land may result in some equestrian paraphernalia being present on site, it is not considered that this would materially impact the visual aspect of the Green Belt, particularly with the existing boundary hedges and trees. As such, the proposed change of use is considered to represent a form of development that is not inappropriate in the Green Belt.

Similarly, the proposed sand school which would be located to the rear of the residential curtilage of Abinger Field, would constitute an engineering operation and does not propose any fencing to enclose it; as such it would have limited impact on the openness of the Green Belt in terms of spatial or visual impact, particularly as the surface material of the sand school is proposed to be of an 'earthy' colour. Furthermore, the screening provided from hedges / trees around the field itself, as well as that provided by the host dwelling and the landscaping around the residential curtilage of the site would also further reduce the visual impact of the stable building from views.

The proposed stable building would be used in connection with the proposed change of use of the land for outdoor recreation. The stable building would be located close to the residential curtilage of the host dwelling and adjacent to the proposed sand school, and as such would not be located in more isolated or open parts of the site and be visually contained. Whilst the stable building would be located on an elevated part of the site, the public view of the proposed stable building would be limited to those from the north-west, with views of the sand school also screened to some extent by the stable building.

The screening provided from trees along field boundaries, as well as that provided by the host dwelling itself would also further reduce the visual impact of the stable building from views. The proposed stable building would also be limited in terms of its scale to that which is considered appropriate for the keeping of horses and be appropriately designed; as such the proposed stable building is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land within it.

No objection is therefore raised to the proposed development in this regard.

Loss of agricultural land and the provision of sufficient grazing land

The NPPF (Chapter 15) recognises the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land. The footnote states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The best and most versatile agricultural land includes land in grades 1, 2 and 3a of the Agricultural Land Classification. The site is located on land classified as Grade 4 / non agricultural land and as such no concern is raised with regard to the loss of the best and most versatile land. It is also important to note that the proposed development is largely related to a change of use of the land with only a small area subject of operational development; and as such almost all of the land could be put back into agricultural use without the need for planning permission.

The Department for Environment, Food and Rural Affairs' (Defra) Equine Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (December 2017) states that as a general rule, each horse requires approximately 0.5-1 hectares of grazing of a suitable quality if no supplementary feeding is being provided. The site has an area of approximately 1.67 hectares. The proposal seeks permission for a stable building with two stables and a tack room, the larger of the two stables could be converted into two stables providing stabling for 3 ponies. The stable sizes would meet the minimum floor area sizes for ponies and sufficient grazing could be provided on site, as such the proposed development is considered acceptable in this regard.

Impact on character

The proposed stables and sand school would be located to the rear boundary of the residential curtilage of Abinger Field, the host property. The building would have a mirrored 'L-shaped' footprint and would comprise a stable, tack room and stable / storage room. The building would sit just to the north of the proposed sand school. The stables would be appropriately scaled for its intended purpose with a maximum height of 3.77m and a footprint of 50 sq m with an adjacent concrete yard area. The building would have an appropriately rural appearance with a pitched roof, wooden boarding and corrugated sheet for the roof.

The land slopes up from the north to the south across the application site and as such the stable building and sand school would be located on rising ground, which continues to rise to the south of the proposed development by another metre. The building would therefore be visible from views from the north from the road, however, due to its set back from the road itself, in combination with the limited height of the proposed building and the trees along field boundaries, the stable building would not be highly prominent in the landscape. Furthermore, whilst the building would be visible, this does not therefore translate into it being harmful.

The building would be appropriately scaled and designed for its intended purpose and would be located just to the rear of the residential curtilage of the dwelling and therefore is not considered to be located in an isolated position; as such it is considered that the proposed stable building would not result in any harmful on the rural character of the area.

The proposed sand school would be located to the rear of the stable building and close to the rear boundary of the host dwellings garden. Taking into account the proposed location of the sand school, together with its construction, which is intended would have an 'earthy' colour and that there would be no fencing, it is not considered that it would have anything but a limited visual impact from distant views. Furthermore, such facilities are largely limited to rural locations, and as such would not be an unexpected feature in a rural landscape. A condition is recommended to agree any fencing that might be proposed in the future in order to ensure that it is appropriate to its rural setting.

The proposed development is therefore considered acceptable in this regard.

Impact on AONB and AGLV

The Surrey Hills AONB Management Plan 2020 is a material planning consideration. In terms of planning management policies, the AONB Management Plan seeks to ensure that development respects the spatial landscape character of the locality, seeks to provide high quality design and prevent harm to public views into or from the AONB. The site is located on an elevated position; however, the public views of the site are limited, and the views achieved would be of an appropriately designed stable building for its rural setting, with a sand school with minimal visual impact due to the lack of any form of enclosure.

Whilst it is noted that the AONB officer considers that the building would be located in a conspicuous location when viewed from the surrounding lanes, Officers consider that despite some limited views of the stable building from the nearby lanes, that the building itself (which would predominantly screen the sand school from distant views) and would not be an unexpected feature within a rural location, would be of an appropriately domestic scale and use appropriate materials, would not be materially harmful to public views into or out of the AONB, and as such the proposed development is considered to respect the aims of the AONB Management Plan.

One of the aims of the agricultural management policies of the plans states that development leading to a loss of farmland will normally be resisted unless there is an overriding public interest. As noted above, the site has not been identified as being the best and most versatile agricultural land and as such should not prevent development; it is also noted that the majority of the site which would not be subject to operational development could be reinstated as agricultural land if necessary and as such it is not considered that any overriding public interest is required to be demonstrated. Another of the aims of the recreation, health and wellbeing management plan policies seeks to encourage facilities that enhance people's health, enjoyment and understanding of the Surrey Hills, whilst conserving or enhancing the landscape character and biodiversity. The proposed development would provide facilities to enhance the owners health and enjoyment of the Surrey Hills whilst conserving the landscape character and biodiversity of the site.

No external lighting is proposed as part of this development. However, taking into consideration its sensitive location in an elevated position within the AONB and AGLV a condition is recommended to prevent any external lighting from being installed without first obtaining planning permission. This would enable the impact of the proposed lighting to be considered should the applicant wish to install lighting at a later date.

The AONB Officer did however raise a concern that permission had recently been granted for an agricultural barn for the storage of hay, logs and farm equipment and that the land which is now subject to this application was used to justify the provision of a barn. However, that application related to an adjacent field and as such it is considered that the justification for the barn remains unaffected by this proposal.

Impact on neighbouring amenity

The application is located in a relatively isolated position, with the nearest neighbouring properties being Chase Cottage to the west and Greenways further to the west. In terms of Chase Cottage, the proposed stable building would be located at a distance of approximately 55m from the dwellinghouse and 23m from its rear boundary; as such this separation distance, together with the scale of the proposed stable building would prevent any adverse impact to the amenities of the occupants of this neighbouring property. Similarly, the sand school is located approximately 45m from the neighbouring dwelling, Chase Cottage and would be located beyond its northern side boundary. Chase Cottage is orientated with its rear elevation facing south-east and as such would not obtain direct views towards either the stable building or the sand school.

Greenways is located approximately 88m to the west of the proposed stable building with an intervening road in between. Taking into consideration the separation distance involved and the scale of the building, no materially harmful impact would occur to the occupants of this neighbouring dwelling. Similarly, the sand school proposed to the rear boundary of Abinger Field which would be largely screened by the host dwelling, and would have a limited visual impact by virtue of the lack of enclosure proposed around it would also not result in any materially harmful impact on the amenities of the occupants of Greenways.

Whilst concerns of noise and smell have been raised, it is not considered that a building comprising up to three stables and a sand school for private use would result in any materially harmful impact and that any impact would not be mitigated to a great extent due to the separation distances proposed; however, should such issues arise this would be a matter for the Council's environmental health officers who would investigate to establish whether a statutory nuisance had arisen.

As such, it is not considered that the proposed development would therefore result in any adverse impact on the amenities of neighbouring residents.

Highway / parking considerations

The proposed development would not result in the creation of any new access to the site. An existing field access is located onto Sutton Place and would enable vehicles to enter the site from the lane. The County Highway Authority has assessed the proposed development and has raised no objections on safety, policy or capacity grounds; however, a condition is recommended by the County Highway Authority to ensure that vehicles can enter and exit the site in forward gear for safety reasons.

The proposed equestrian facilities would be for private use and as such it is not anticipated that any material increase in vehicle movements to and from the site itself would occur as a result of the proposed development.

No objections are therefore raised to the proposed development in this regard.

Impact on trees

An arboricultural impact assessment and arboricultural method statement was submitted with the application; however, the siting of the proposed stable building and sand school do not relate to those of the submitted drawings. Nonetheless, the submitted information details that no trees would need to be removed to enable the proposed construction of the stable buildings, sand school or for construction purposes; and as such no concern is raised in this regard.

Sustainability

A Climate Change, Energy and Sustainable Development questionnaire was completed and submitted in accordance with policy D2 of the Local Plan. It states that:

- there will be no use of primary materials
- no more than the required quantity of materials will be ordered and stored on site, therefore minimising wastage of materials
- locally sourced planed rebated board will be used for the stables which will be FSC certified timber
- the stables and sandschool will not be connected to electricity
- no mechanical heating or artificial lighting is proposed
- there will be no mains water use on site
- the hardstanding and turning area will be gravel to enable drainage

A condition is recommended to secure the above details.

Biodiversity

Policy ID4 requires new development to deliver gains in biodiversity. As such, a condition is recommended to secure a net gain in biodiversity on the site.

Conclusion.

The proposed development would represent development that is not inappropriate within the Green Belt. The proposal would not result in the permanent loss of the best and most versatile agricultural land and sufficient grazing would be provided on site. The proposal would be in keeping with the character of the area, would not result in any materially harmful impact on the AONB or AGLV and would not result in any materially adverse impact on neighbouring amenity. The proposal would not result in any loss or harm to trees and sustainability measures have been considered as part of the proposed development that will be secured by condition. The proposed development is therefore recommended for approval, subject to conditions.

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PLANNING COMMITTEE

21 JUNE 2023

PLANNING APPEAL DECISIONS

The following appeal decisions are submitted for the Committee's information and consideration. These decisions are helpful in understanding the manner in which the Planning Inspectorate views the implementation of local policies with regard to the Guildford Borough Local Plan: strategy and sites 2015 - 2034 and the National Planning Policy Framework (NPPF) March 2012 and other advice. They should be borne in mind in the determination of applications within the Borough. If Councillors wish to have a copy of a decision letter, they should contact Sophie Butcher (sophie.butcher@guildford.gov.uk)

<p>1.</p>	<p>Mr Strzebrakowski Tillingbourne Trout Farm, Dorking Road, Abinger Hammer, RH5 6SA Costs - The appeal was against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for the erection of a two bedroom rural worker’s dwelling.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The evidence before me demonstrates that the Council failed to appropriately co-operate with the applicant and failed to adhere to deadlines in respect of the planning application, which remains undetermined with no explanation as to why, or how the Council would have determined the application had it done so. Whilst it is evident from the applicant’s submission that the Council has experienced significant difficulties in the processing of applications, this is not the concern of the applicant, who simply wished to have their application determined in a timely manner.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/1A63295E20CA7107FDEC07E2341CDA86/pdf/21_P_02649-COSTS_DECISION-1804785.pdf</p>	<p>*COSTS ALLOWED</p>
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<p>2.</p>	<p>Mr & Mrs Stephen and Rachel Bampfylde Land between 12 and 14 Poyle Road, Guildford GU1 3SJ</p> <p>21/P/02198 – The development proposed is a 3 storey, 4 bedroom single occupancy house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the proposal on i) the character and appearance of the area; ii) the living conditions of the occupants of adjoining properties with regard to privacy; and iii) the integrity of the Thames Basin Heath Special Protection Area (SPA).</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/FC502DC335B8E7C9C99F9EC827D8FDD8/pdf/21_P_02198-APPEAL_DECISION-1806259.pdf</p>	<p>*ALLOWED</p>
<p>3.</p>	<p>Mr Toby Wells West Flexford Barn, West Flexford Lane, Wanborough, Guildford GU3 2JW</p> <p>21/P/01238 – The development proposed is construction of housing for biomass pellet boiler and associated pellet store.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue 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/B3C1A39B59189E6A8A67EE840AA561E6/pdf/21_P_01238-APPEAL_DECISION-1808874.pdf</p>	<p>*ALLOWED</p>

<p>4. Mr W Gong 32 Queen Eleanors Road, Surrey, Guildford GU2 7SL</p> <p>22/P/01123 – The development proposed is described as the change of use of the annexe to class C3 independent dwellinghouse.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the proposed development on the character and appearance of the area, and on the Thames Basin Heaths Special Protection Area (SPA); and whether the proposed development would provide acceptable living conditions for future occupiers with specific regard to private outdoor space.</p> <p>Please view the decision letter for further info:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/93164DC8F397DE8593917695F824AFBE/pdf/22_P_01123-APPEAL_DECISION-1805253.pdf</p> <p>Costs Decision</p> <p>The appeal was against the refusal of planning permission for the change of use of the Annexe to class C3 independent dwellinghouse.</p> <p>Whilst I understand the applicant’s perspective, and on this issue have found for the applicant, the Council had considered both schemes on their own planning merits and regarding the relevant policies at the time.</p> <p>There is however some inconsistency in relation to the policies cited and the conclusions in relation to relatively similar schemes, even though the same development plan was in place for each decision. Nevertheless, for the scheme before me the Council qualified its reason to refuse on this matter and has dealt with living conditions for future occupants in more detail than in 20/P/01719. Accordingly, although its position has changed, I am satisfied the Council has substantiated its new position with regard to the merits of the scheme, thus have not behaved unreasonably.</p>	<p>DISMISSED</p> <p>REFUSED</p>
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	<p>Please view the decision letter for further info:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/1E42018D908614046B7575311474B17E/pdf/22_P_01123-APPEAL_COSTS_DECISION-1805254.pdf</p>	
<p>5.</p>	<p>Mr Brian Hurst Bowline Cottage, Rad Lane, Peaslake, Guildford GU5 9PB</p> <p>21/P/01311 – The development proposed is described on the application form as “To demolish a double garage and replace with a triple garage and store”.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: 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; the effect of the proposal on the character and appearance of Bowline Cottage and the surrounding area; 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:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/394EAA5ABCE28AC601368265CC1E9260/pdf/21_P_01311-APPEAL_START_LETTER-1667238.pdf</p>	<p>DISMISSED</p>
<p>6.</p>	<p>Mr Anthony Etwell Forest Farm, Forest Road, East Horsley KT24 5ER</p> <p>21/P/01537 – The development proposed is described as the ‘Construction of a single storey, two bedroom dwelling.’</p> <p>Planning Committee – 18 May 2022 Decision – To Refuse Officer Recommendation: To Refuse</p> <p style="text-align: right;">Page 148</p> <p>Inspector’s Main Issues:</p>	<p>DISMISSED</p>

	<p>The main issue is the effect of the development on the character and appearance of the surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/736C7892F5F858DB1D07EEDA6EEE7545/pdf/21_P_01537-APPEAL_START_LETTER-1775760.pdf</p>	
<p>7.</p>	<p>Mr Lorne Vary Abbotswood, High Park Avenue, East Horsley, KT24 5DF</p> <p>22/T/00094 – The work proposed is Oak trees T1 and T2 – reduce by 50% to knuckle points. The relevant Tree Preservation Order (TPO) is Tree Preservation of 2021, which was confirmed on 9 June 2022.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The effect of the works on the character and appearance of the area, and whether sufficient justification has been demonstrated for the works.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/3DA687854AA236045BEBFBA77324ABD0/pdf/22_T_00094-APPEAL_DECISION-1807914.pdf</p>	<p>DISMISSED</p>
<p>8.</p>	<p>Mr Ben Bryant The Cottage, Meadow Close, Ash Vale, Surrey GU12 5PY</p> <p>22/P/00666– The development proposed is described as the extension and conversion of the existing detached 3 bedroom house to provide 1 No. 3 bedroom house and 2 No. 2 bedroom houses.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are whether, having regard to flood risk, the appeal site is a suitable location for the proposed development and whether it would provide adequate finished floor levels; and the effect of the proposal on the Thames Basin Heaths Special Protection Area (SPA).</p> <p>Please view the decision letter for further info:</p>	<p>DISMISSED</p>

	<p>https://publicaccess.guildford.gov.uk/online-applications/files/F9071D37ED16A32AF65C2E6E674CCD0F/pdf/22_P_00666-APPEAL_DECISION-1808185.pdf</p>	
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