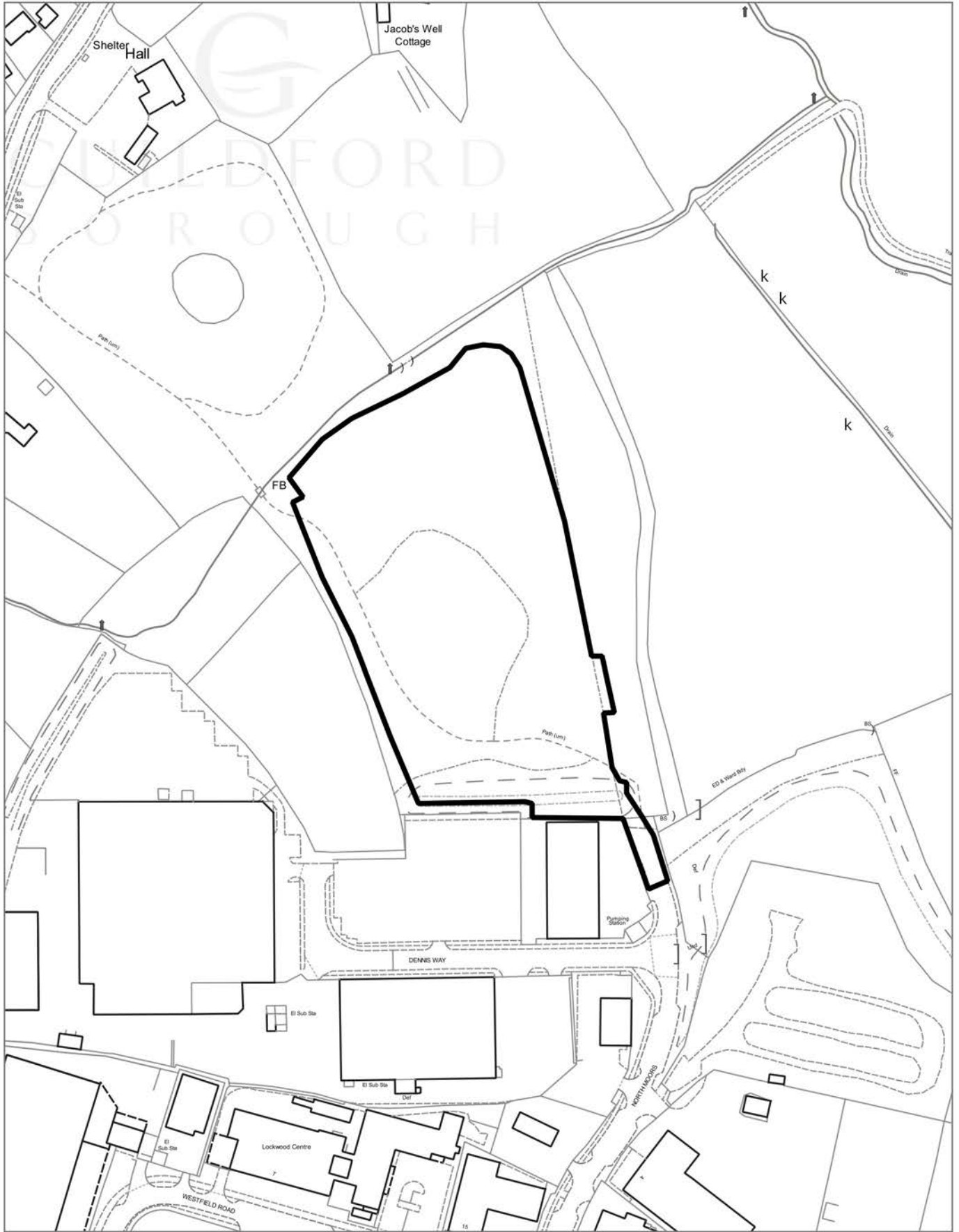


# 20/P/00197 - North Moors Allotment Site, North Moors, Worplesdon, Guildford



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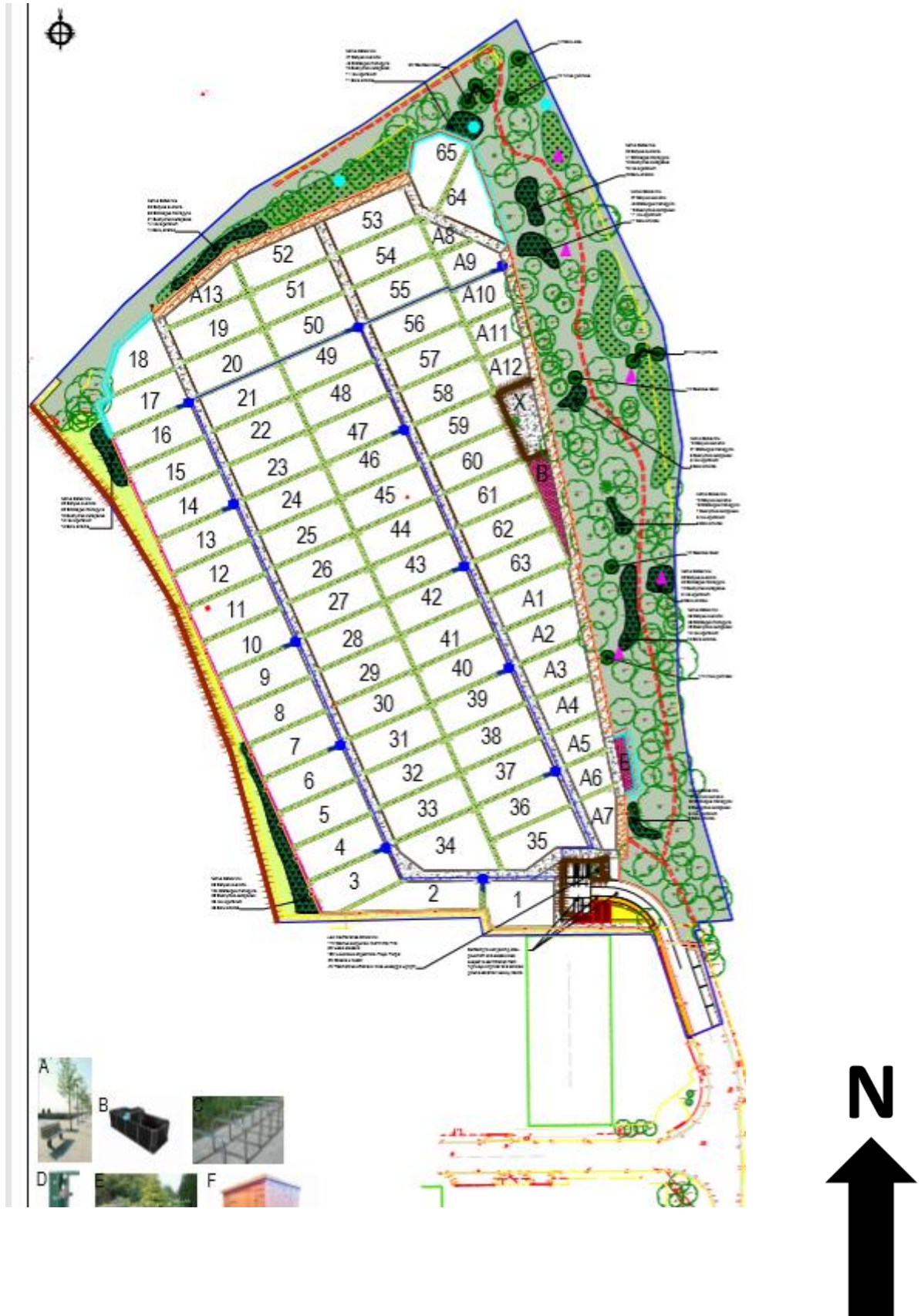


Not to Scale



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20/P/00197 – North Moors Allotment Site, North Moors, Worplesdon, Guildford GU1 1SE



Not to scale

**App No:** 20/P/00197  
**Appn Type:** Full Application  
**Case Officer:** Paul Sherman

**8 Wk Deadline:** 18/06/2020

**Parish:** Worplesdon  
**Agent :** Mr Beavan  
Savills  
Savills  
2 Charlotte Place  
Southampton  
so14 0tb

**Ward:** Worplesdon  
**Applicant:** Mr Edwards  
Guildford Borough Council  
  
c/o Agen

**Location:** North Moors Allotment Site, North Moors, Worplesdon, Guildford, GU1 1SE

**Proposal:** Change of use of amenity land to deliver 78 allotment plots, bee keeping facilities, composting areas, community buildings, landscaping and associated cycle storage and car parking.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because the Council is the owner of the land and it is also the applicant.

#### **Key information**

The application site comprises approximately 2.4ha of land to the north of Slyfield Industrial Estate. The site currently comprises scrub grassland with a small areas of young regenerating woodland in the northern part of the site. The boundaries are marked by a mix of woodland, hedgerows and dry ditches. The site is accessed from North Moors which is within the Industrial Estate. There is a public footpath running adjacent to the east boundary of the site which links Slyfield to Jacobs Well.

The application seeks the change of use of the land to allotments and would provide 78 new allotment plots (724 rods) and 2 bee keeping plots. The application also includes the provision of a small building containing w.c. facilities, an office and storage areas. Each of the plots would include a 6x4ft shed and a water-butt. Water for the plots would also be available from standpipes distributed throughout the site. Access to the site would be from North Moors which would lead to a small car park for 9 vehicles and approximately 6 bicycles.

#### **Summary of considerations and constraints**

The application site is located within the Green Belt and is adjacent to the Slyfield Area Regeneration Project site. The part of SARP allocation closest to the application site is also allocated for waste management facilities and sewage treatment works by the Surrey Waste Plan.

There is no objection to the principle of the development, and it would not prejudice the delivery of the adjoining waste allocation or the Slyfield Area Regeneration Project. The proposal is appropriate development in the Green Belt; it would not impact on the openness of the Green Belt and would not conflict with it.

The proposed development would deliver 78 new plots and 2 bee keeping plots and this would be a significant benefit to the local community supporting local and national objectives for healthy and active lifestyles.

The development results in the loss of a number of young trees and scrub which is of biodiversity value but this would be mitigated through the Landscape and Ecology Management Plan. There would be no loss of biodiversity value on the site with net benefits associated with the future management of the land for biodiversity purposes. The development would not materially impact on the character of the area, residential amenity or highway safety.

### **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./ In pursuance of Section 196D of the Town and Country Planning Act 1990

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

<u>Drawing Title</u>	<u>Drawing Number</u>
Site Location Plan	442977_303
Car Parking Access Road Rev P08	19215-MA-SK-101
Landscape Proposals B	42287/31111/003 Rev
Proposed Facilities	442977_302 Ref F
Proposed Lighting Layout	42287/2001/001
2.44m High Securimesh Fence Detail	J6/04030
Tree Constraints Plan 190912-1.0-SARPG-TCP-MM	

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, other than in connection with the creation of the access road and car parking area, shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2005 (or any later revised standard) and in general accordance with the submitted Arboricultural Impact Assessment (Ref: 200317-1.3-ARAG-AIA-LF) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until 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 which are to be retained in the interests of the visual amenities of the locality. This is required to be a pre-commencement condition to ensure that tree protection is installed before work commences.

4. The development shall be undertaken in accordance with the approved Landscape Proposals. There shall be no variation from the approved details and the landscaping scheme shall be fully implemented before the allotments hereby approved are first brought in to use. Any of the proposed trees, shrubs or plants that die, become damaged or diseased within 10 years of planting shall be replaced by replacement of a similar size and species to those that are to be removed.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no buildings, structures, fences or hard surfaces shall be erected or created on the site other than those shown on the approved plans.

Reason: In the interests of visual amenity and to control further development within the site.

6. The development hereby approved shall be carried out in accordance with the mitigation measures detailed in the Ecological Assessment Report (dated January 2020) and the Landscape and Ecological Management Plan (dated January 2020) and there shall be no variation from the approved details unless first agreed in writing with the Local Planning Authority. Following the completion of the development the site and the proposed replacement landscaping areas shall continue to be managed in accordance with the recommendations of these documents.

Reason: To mitigate against the loss of existing biodiversity and natural habitats

7. 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 & 1 in 100 (+20 allowance for climate change) storm events, 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 of 1 l/s.

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.).

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.

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.

8. 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 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).

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

9. The development hereby approved shall not be occupied until written scheme for the reduction of the opportunities for crime, including details to be implemented such as locks, lighting and cctv, has been submitted to and approved by the Local Planning Authority. Once approved, the agreed measures shall be implemented, reviewed and developed to the reasonable satisfaction of the Local Planning Authority.

Reason: To manage the risk of crime and anti-social behaviour.

10. The development hereby approved shall not be first opened to the public unless and until at least 1 of the proposed parking spaces are provided with a fast charge socket (minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) 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.

### **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

Pre-application advice was not sought prior to submission and the application was acceptable as submitted.

2. The applicant is advised that the site is in close proximity to sites known to be contaminated. Should any unexpected contamination be found during construction this should be notified to the Councils Environmental Services team immediately and all work should cease until the Council has advised that it is safe to continue.

### **Officer's Report**

#### **Site description**

The application site comprises approximately 2.4ha of land to the north of Slyfield Industrial Estate. The site currently comprises scrub grassland with a small areas of young regenerating woodland in the northern part of the site. The boundaries are marked by a mix of woodland, hedgerows and dry ditches. The site is accessed from North Moors which is within the Industrial Estate. There is a public footpath running adjacent to the east boundary of the site which links Slyfield to Jacobs Well.

The site is bounded to the south by a Royal Mail depot which is within the Industrial Estate while the north, east and west boundaries adjoin open fields.

The application site is also adjacent to the Slyfield Area Regeneration Project site which is allocated for approximately 1,500 homes, 6 gypsy and traveller pitches, community facilities, light industrial uses, waste management facilities and a new sewage treatment works. The part of SARP allocation closest to the application site is also allocated for waste management facilities and sewage treatment works by the emerging Surrey Waste Plan 2019-2033. This plan is due for adoption in June this year.

## **Proposal**

The application seeks the change of use of the land to allotments and would provide 78 new allotment plots (724 rods) and 2 bee keeping plots. The application also includes the provision of a small building containing w.c. facilities, an office and storage areas.

Each of the plots would include a 6x4ft shed and a water-butt. Water for the plots would also be available from standpipes distributed throughout the site. Access to the site would be from North Moors which would lead to a small car park for 9 vehicles and approximately 6 bicycles.

The application is presented as the provision of replacement allotments of those that may be lost through the redevelopment of the Slyfield Area Regeneration Project site (Weyside Urban Village) however this application must be considered on its own merits. This application does not rely on the SARP scheme to proceed and the full details of that project are not currently known.

## **Relevant planning history**

There is no planning history relevant to the current proposal.

## **Consultations**

### Statutory consultees

County Highway Authority: No objection subject to conditions

Lead Local Flood Authority: No objection subject to a condition secure the detailed SuDS design and a verification report.

Environment Agency: No comments to make on proposal

### Internal consultees

Arboricultural Officer: No objection subject to a condition to secure an Arboricultural Method Statement.

Head of Environmental Health and Licensing: No objection.

### Non-statutory consultees

Surrey Wildlife Trust: No objection subject to conditions.

### Parish Council

Worplesdon Parish Council: Support subject to conditions recommended by SCC as well as requesting conditions to secure details of the proposed gate and the provision of a Construction Management Plan. It notes that Jacobs Well Village Hall car park is private and not available for allotment holders without prior consent.



### Amenity groups / Residents associations

Guildford Allotment Society: Do not feel this site is a suitable replacement for the plots that would potentially be lost at Bellfields. The site is well screened and isolated and would be a concern for the safety as well as being unsustainable due to its location and it is unlikely people would walk or cycle to the site. (Officer note: this application must be considered on its merits and this application would not require or cause the closure of the Bellfields allotment site)

Westborough & Broadacres Residents Association: Supports the provision of the allotments.

### **Third party comments:**

There have been 10 letters of objection received raising the following issues

- Site currently used for recreation / BMX cycling
- Insufficient parking
- Isolated / risk of crime
- Remote from residents who may use it
- Not accessible by walking or cycling
- Traffic and congestion
- Transport Assessment underestimates impact / trips
- Contamination from adjacent landfill
- Impact on public footpaths (*See Officer notes*)
- Impact on biodiversity / impact on existing beekeepers
- Additional Impact of Weywide Urban Village (*See Officer notes*)
- Air Quality impact
- Not suitable replacement for Bellfield's allotments (*See Officer notes*)
- Loss of wildlife at Bellfields site (*See Officer notes*)

There have been 2 letters of support received which make the following comments:

- New allotment site would be a great asset to the area

*Officer notes: The application must be considered on its merits which is for the change of use of land to allotments. This application does not require, cause or grant approval for any loss of allotment plots at other sites.*

### **Planning policies**

#### National Planning Policy Framework (NPPF):

Chapter 8. Promoting healthy communities

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

#### Guildford Local Plan: Strategy and Sites (2015-2034)

Policy S1: Presumption in favour of sustainable development

Policy P2: Green Belt

Policy P4: Flooding, flood risk and groundwater protection zones

Policy D1: Place shaping

Policy D2: Climate change, sustainable design, construction and energy

Policy ID4: Green and blue infrastructure

Policy A21: Aldershot Road allotments

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

Policy NE4: Species Protection

Policy NE5: Development Affecting Trees, Hedges and Woodlands

Surrey Waste Plan 2008

Policy WD1: Civic Amenity Sites

Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities  
(Excluding Thermal Treatment)

Surrey Waste Plan 2019-2034

Policy 11A: Strategic Waste Site Allocations

Policy 12: Wastewater Treatment Works

The Surrey Waste Plan 2019-2034 was submitted for examination on the 12th April 2019 and was subject to public hearings with a further consultation period on the proposed main modifications. The County Council received the Inspectors Report which recommends that the plan be adopted subject to the main modifications.

The plan is due to be considered by Cabinet on the 23rd June 2020 with the recommendation that the County Council adopt the plan. Given the late stage in the preparation the plan carries substantial weight.

Supplementary planning documents:

Sustainable Design & Construction SPD 2011 (updated 2015)

Vehicle Parking Standards SPD 2006

### **Planning considerations**

The main planning considerations in this case are:

- the principle of development
- compliance with the Surrey Waste Plan
- the impact on trees and vegetation and the character of the area
- the impact on protected species and biodiversity
- drainage and the impact on flood risk
- the level of parking and the impact on highway safety
- the risk of crime and anti-social behaviour

The principle of development

The application site is located outside of the urban area and is within the Green Belt. While there are some informal footpaths within the site and evidence of recreation use by BMX style cycling the land is private and does not benefit from any established recreational use.

Development within the Green Belt is inappropriate unless it falls within a limited number of exceptions set out in paragraphs 145 and 146 of the NPPF and these are reflected in Policy P2 of the Local Plan. One exception to the general presumption against development is the provision of appropriate facilities (including with a change of use of land) for outdoor sport,

outdoor recreation, burial grounds and allotments, provided that the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The change of use of land is also appropriate development provided it maintains the openness of the Green Belt and therefore the main consideration in assessing compliance with Green Belt policy is whether the built facilities are appropriate to the proposed use of the site as allotments.

The development proposed includes very little in the way of built facilities with only a small building close to the entrance, which would include a small office, kitchenette and toilet facilities. Each plot would be provided with a 6x4 shed and a water butt; there would be a small structure for rainwater storage and the site would be secured by 2.4m mesh fencing. The built facilities are individually and cumulatively small in scale, are typical to support allotment sites, and are appropriate in all other respects. The development would have very little impact on the openness of the Green Belt and would not conflict with the purposes of including land within it.

Accordingly, it is concluded that the development represents appropriate development of this Green Belt site. The proposal complies with the objectives of the NPPF and Policy P2 of the Local Plan. The principle of the development is therefore acceptable.

#### Compliance with the Surrey Waste Plan

The application site is located adjacent to land allocated in both the existing and emerging Surrey Waste Plan for waste processing and management uses. The emerging Surrey Waste Plan (likely to be adopted imminently) allocates the land for waste management and a sewage treatment plant which accords with the Guildford Local Plan allocation for the Slyfield Area Regeneration Project. The waste allocation excludes the thermal treatment of waste.

While the exact nature of the development on the waste allocation is unknown there is a requirement to relocate the water treatment works, the civil recycling facility and the other waste management uses on the SARP site to facilitate the residential development (Weyside Urban Village). It is reasonable to assume that these are the uses that would be provided on the waste allocation site. While new facilities are likely to perform better in terms of managing noise and odour it is likely that the proposed development of this site would give rise to environmental impacts beyond its boundary. Any application for the development of the waste site, or any of the adjoining sites, will need to be considered on its merits but it is a relevant material consideration as to whether the development of this site in the form proposed would prejudice the ability of the waste site to be developed for its allocated use.

The proposed use as allotments is not a highly noise sensitive use, such as residential, and some level of background noise would not be unexpected on such a site. This is particularly the case in this instance given the location of the site adjacent to an established industrial site. It is very unlikely that this proposal would curtail the development of the adjacent waste allocation site provided suitable mitigation measures were applied. The proposed development would not prejudice the delivery of the strategic waste allocation and would not conflict with the Surrey Waste Plan.

#### The impact on trees, vegetation on the character of the area

The application site currently includes areas of scrub and grassland as well as an area of young regenerating woodland that is of relatively limited arboricultural value. There are little features of landscape interest in the site itself however the trees that mark the field boundaries make a positive contribution to the area and should be retained wherever possible.

The application site is limited to the central area of this land parcel and the field boundaries, with the exception of the access point, are outside the application site but within the same ownership.

The application is supported by an Arboricultural Impact Assessment and Tree Protection Plan which states the mature trees on the boundaries of the site will be retained and outlines measures for their protection during construction. The Councils Arboricultural Officer has visited the site and raises no objection to the proposal subject to a condition to secure the submission of an Arboricultural Method Statement. Suitable replacement planting for the trees within the site that are to be removed would be secured by a landscaping condition.

The retention of the boundary trees would ensure that the development would have little impact on the visual amenities of the wider area and limit longer range views into the site, including those from Jacobs Well. While glimpsed views of the allotments will be visible from the surrounding area, and from the PRow to the east of the site, the development would adjoin an area characterised by large buildings and would not materially impact on the character or the appearance of the local area.

Accordingly, it is concluded that the impact on the existing trees and landscape features would be suitably mitigated and the development would not materially impact on the character or the appearance of the wider area. The proposal is therefore acceptable in these respects.

#### The impact on protected species and biodiversity

The application site includes areas of potential habitat for protected species which includes the regenerating woodland, scrub and grassland as well as the trees and hedges which mark the boundary of the site. The tree belts on the east and south boundaries of the site have been identified as Broadleaved Deciduous Woodland which is also a habitat of principle importance to the conservation of biodiversity.

The applicant has submitted an Ecological Assessment Report and a Landscape Management report that have considered the impact of the proposed development and identify a scheme of mitigation that would be implemented alongside the development. This includes new grassland and scrub planting, new trees within the woodland belts and the creation of shelter/hibernation features for reptiles.

Surrey Wildlife Trust has considered the proposal and has advised that the documents submitted are sufficient to inform the consideration of the application. It recommends that any planning permission granted should secure the proposed scheme of mitigation and measures to ensure protected species are not harmed by the proposed development during the construction phase. It also recommends that replacement planting and habitat is managed for the lifetime of the development for its biodiversity value. This can be controlled by planning conditions and accordingly the application is considered acceptable in biodiversity terms.

#### Drainage and the impact on Flood Risk

The application site is located partly in Flood Risk Zone 2 where there is a 'medium' risk (between a 1 in 100 and 1 in 1,000 annual probability) of fluvial flooding and part of the northern boundary of the site is also at risk of surface water flooding. The application is supported by a Flood Risk Assessment which includes details of the proposed surface water strategy.

The use of land for allotments is considered to be a 'less vulnerable' use and is an appropriate use for land in Flood Zone 2. The development would not be at an unacceptable risk from flooding. The application also includes details of the proposed Sustainable Drainage Scheme (SuDS) which is designed to ensure that the surface water discharge rate for the site is not increased by the development. Surrey County Council, acting as Lead Local Flood Authority, have considered the scheme and raised no objection to the proposal subject to suitable conditions to secure the final SuDS details.

Accordingly, the development would not be at a significant risk of flooding and would not give rise to an increased risk of flooding to people or property elsewhere.

#### The level of parking and the impact on highway safety

The primary site access would be from the south of the site via North Moors which would include vehicle, cycle and pedestrian access to the site. A secondary access point would be provided to the north via gate in the fence for pedestrians only. North Moors is a private road which currently serves as access to a number of commercial buildings on the industrial estate; it joins the public highway at Westfield Road. The access is considered suitable for the proposed use of the site and the County Highway Authority have raised no objection to the proposals on these grounds.

The application site does not include any Public Rights of Way (PRoW) although Public Footpath 438 runs adjacent to the east boundary of the site; it is outside the application site but within the same ownership and there are no proposals to alter or divert the PRoW. The pedestrian routes that pass through the site which are informal and are not adopted PRoWs. These would need to be diverted to accommodate the development as the majority of the site would no longer be publicly accessible. The application proposes that these routes be diverted along the south and west of the application site, outside the allotment fencing, and would continue to provide a route from Jacobs Well to Slyfield in addition to the adopted PRoW. The development would not materially diminish the connectivity between these areas and would not impact on sustainability.

The application site is located in an area that is not predominantly residential and it is relatively unlikely, but not impossible, that people employed on the industrial estate would make use of the proposed facility. The site is however very close to Jacobs Well, approximately 300m via the PRoW, and is also within reasonable walking distance of the residential areas of Slyfield (approximately 900m) and Bellfields (approximately 1.1km). The constraints of urban land are such that any new allotment site is likely to be in the countryside and in this instance the proposed site is close to a number of residential areas and has good pedestrian and cycle connectivity. The site is also close to a number of bus stops including those within Jacobs Well and on Woodlands Road which are within a short walking distance of the site.

While the site is well served by sustainable modes of transport it is likely that some plot holders will choose to travel to the site by car. Accordingly, the application includes 9 car parking spaces to meet this demand. While the Council has no adopted standard for parking at allotments it is considered that the level proposed is appropriate to serve the scale of the development and the County Highway Authority has raised no objection to the proposal on these grounds. It has requested that a condition be included to ensure that at least 1 electric vehicle charging point is provided on the site and this is reasonable to ensure that the use of electric vehicles is encouraged. A condition will be included to secure this.

Concerns have been raised that the proposed development would result in increased traffic and congestion to an area where the network is congested however the development is likely to generate very few vehicle movements and would not materially change the level of traffic or congestion in the area. It is also likely that trips would be staggered across the day and are less likely to be in peak hours compared the other uses in the area. The County Highway Authority has considered the proposal and has raised no concern with capacity or the impact of the development on the network. Worplesdon Parish Council have requested a condition requiring the submission of a Construction Management Plan however the proposed development includes relatively little physical development and there are very few limitations in terms of construction access. It is not considered that a CMP is required in this instance.

The development would therefore not give rise to condition prejudicial to highway safety, would not inconvenience existing users or the highway and would provide a suitable quantity of off-street parking. The site is located in a sustainable location easily access by a number of sustainable transport modes.

#### The risk of crime and anti-social behaviour

The application site is located in an area that is not residential in character. While it is only a short walk from Jacobs Well it is largely screened from view by the existing trees and vegetation. While the site is not overlooked by residential properties the vehicle access and entrance to the site would be along well used commercial routes, including North Moors, which would have some level of activity even outside traditional working hours. The secluded location of the site does, however, increase the risk or crime and anti-social behaviour.

While the risk of crime is a material planning consideration its is unlikely that any risk would be so high as to warrant the refusal of a planning application for an otherwise acceptable use. Decision makers should seek to ensure that the risk of crime and anti-social behaviour is mitigated through design and other mechanisms such as lighting and CCTV. Accordingly, it is recommended that a condition be included in any permission granted to ensure suitable measures are implemented before the site is first brought in to use.

#### Conclusion

There is no objection to the principle of the development and it would not prejudice the delivery of the adjoining waste allocation or the Slyfield Area Regeneration Project. The proposal is appropriate development in the Green Belt; it would not impact on the openness of the Green Belt and would not conflict with it. The proposed development would deliver 78 new plots and 2 bee keeping plots and this would be a significant benefit to the local community supporting local and national objectives for healthy and active lifestyles.

The development results in the loss of a number of young trees and scrub which is of biodiversity value but this would be mitigated through the Landscape and Ecology Management Plan. There would be no loss of biodiversity value on the site with net benefits associated with the future management of the land for biodiversity purposes. The development would not materially impact on the character of the area, residential amenity or highway safety.

For these reasons it is considered that the application should be approved.