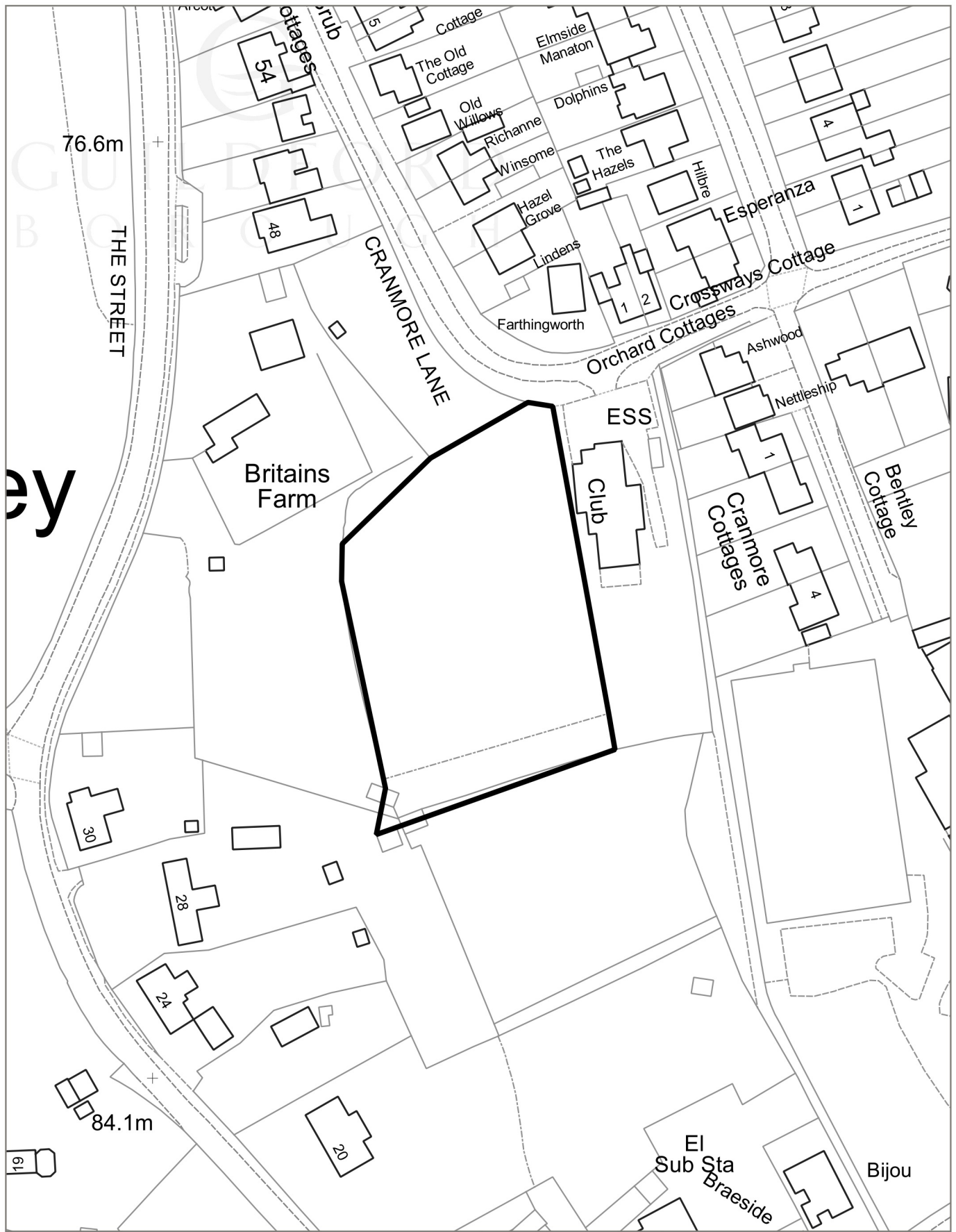


20/P/00346 - Land At Britains Farm, 42, The Street, West Horsley



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Not to Scale



GUILDFORD
BOROUGH

20/P/00346 Land at Britains Farm, 42, The Street, West Horsley



Not to scale



App No: 20/P/00346
Appn Type: Full Application
Case Officer: Charlotte McSharry
Parish: West Horsley
Agent : Mr Galgey
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

8 Wk Deadline: 20/04/2020

Ward: Clandon & Horsley
Applicant: Mr Atterbury
Hawksmoor Homes Limited
c/o Agent

Location: Land at Britains Farm, 42, The Street, West Horsley, KT24 6AX
Proposal: Erection of five dwellings and associated access and landscaping.

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.

Key information

Erection of five dwellings and associated access and landscaping.

No. of 2 bedroom units: 1
No. of 3 bedroom units: 1
No. of 4 bedroom units: 3
Total no. of parking spaces: 13

Summary of considerations and constraints

The principle of the proposed development within the settlement boundary of West Horsley is found to be acceptable. The proposal would deliver a net increase of five residential units which adds weight in favour of the application.

The proposed development is for 20% two bed units, 20% three bed units and 60% four bed units. Whilst this mix would not be in complete conformity with the requirement of the SHMA or Policy WH4, it would still provide a mix of housing units. .

Taking into account the sensitivities of the site, it is considered that there is a direct conflict between the mix requirements set out in policy WH4 and the other requirements of the Neighbourhood Plan in terms of protecting the character of the area and the significance of the conservation area. A mix which includes more one and two bedroom units is likely to result in a much denser scheme with a greater concentration of buildings and associated parking spaces. Achieving a mix on this site which is compliant with policy WH4 would therefore result in a much more urban scheme, which is unlikely to comply with the conservation and general design policies in the Neighbourhood Plan. Furthermore the SHMA is for guidance only and policy H1(1) does allow for flexibility for the housing mix on individual sites. For these reasons the proposal is considered acceptable.

The proposal would not have a detrimental impact on the character and appearance of the area, which also adds weight in favour of the application.

It would not cause a harmful impact to any identified heritage asset, neighbouring amenity or highway safety issues. The proposal is also considered to be acceptable in terms impact on trees, ecology and sustainability.

The application is therefore recommended for approval.

RECOMMENDATION:

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

1. The development hereby permitted shall be begun before the expiration of one year 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: 19202_S101 - Site Location Plan, 19202_S102 - Site Survey and 19202_P118 - Proposed Floor Plans and Elevations Garages received 24 February 2020; 19202_P101 Rev. C - Proposed Site Plan Ground Floor Level, 19202_P110 Rev. B - Proposed Floor Plans and Elevations Plot 1, 19202_P111 Rev. B - Proposed Floor Plans and Elevations Plot 2, 19202_P112 Rev. A - Proposed Floor Plans Plot 3, 19202_P114 Rev. B - Proposed Floor Plans Plot 4 and 19202_P116 Rev. A - Proposed Floor Plans Plot 5 received 16 April 2020; 19202_P102 Rev. C - Proposed Site Plan Roof Level, 19202_P113 Rev. B - Proposed Elevations Plot 3, 19202_P115 Rev. C - Proposed Elevations Plot 4 and 19202_P117 Rev. C - Proposed Elevations Plot 5 received 21 April 2020; 19202_P105 Rev. D - Street Scenes, 19202_C101 Rev. D - Coloured Site Layout, and 19202_C102 Rev. E - Coloured Street Scenes received 22 April 2020.

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

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

Reason: To ensure that the appearance of the development is satisfactory.

4. No above ground works shall take place (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) until written details and/or samples of:

- a) fenestration details; and
- b) fascias, soffits and gutters

to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved details.

Reason: To ensure that the appearance of the development is satisfactory.

5. No above ground works shall take place (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) until full details, of both hard and soft landscape proposals, 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.

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

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

7. In accordance with section 2.5 of the submitted Arboricultural Report and Method Statement prepared by Barrell Tree Consultancy dated 7th February 2020, no development shall take place until a Construction Method Statement (description of how operations that may affect trees will be carried out to minimise any adverse impact on them), and a finalised Tree Protection Plan 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.

No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the LPA Tree Officer.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.

8. The development hereby approved shall only be carried out in accordance with the improvement and mitigation measures set out in Ecological Appraisal (prepared by ecosupport dated 20 February 2020). The improvement and mitigation measures shall be in place before the first occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In order to protect the nature conservation and biodiversity value of the site.

9. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing 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.

10. 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 Supplementary Planning Guidance 'Sustainable Design and Construction' 2011.

11. No development above slab level shall take place until 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) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage 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 Policy D2 of Guildford Borough Local Plan: Strategy and Sites (adopted 25 April 2019)'.

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, Drawing No.P101C, for vehicles/cycles 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.

13. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles within the development site, have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained for their designated purposes.

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

14. No part of the development shall be first occupied unless and until the proposed vehicular access to Cranmore Lane has been constructed and provided with visibility zones in accordance with a scheme Drawing Ref, Appendix 3 of Transport Note, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 600mm high.

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

15. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:
- (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) provision of boundary hoarding behind any visibility zones
 - (e) HGV deliveries and hours of operation
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles

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

16. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Informatives:

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

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

In this case pre-application advice was 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.

3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see:
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-cross-overs-or-dropped-kerbs

4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The permission hereby granted shall not be construed as authority to carry out any 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 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.
6. 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

Officer's Report

Site description.

The site is located within the settlement boundary of West Horsley, within 5-7km of the buffer zone of the Thames Basin Heaths Special Protection Area and within the West Horsley Conservation Area. The site is roughly rectangular in shape, approximately 0.4ha in area accessed via a five-bar gate off Cranmore Lane. The site is bordered by mature trees and hedging along the northern, eastern and western boundaries of the site with reduced screening along the southern boundary. To the west of the site is the Royal Legion Club. To the north west of the site is a listed building, further to the south-west is another listed building. To the south of the site is an open field, recently approved in November 2019 for 23 houses under planning reference 19/P/01210.

Proposal.

Erection of five dwellings and associated access and landscaping.

Relevant planning history.

None relevant.

Consultations.

Statutory consultees

County Highway Authority: No objection. Conditions and informatives recommended.

Surrey County Council SUDs: Wish to make no comments, as the application is not a 'Major'.

Surrey County Council Archaeology: No objection subject to a condition.

West Horsley Parish Council: Objects on the following grounds:

- Principle of development is unacceptable - not an allocated site in the Local Plan. *[Officer note: The application site has been inset from the Green Belt and the principle of development is acceptable irrespective of whether it forms part of an allocation or not].*
- Land not included in the Land Availability Assessment 2019. *[Officer note: This does not preclude development sites coming forward which were not included in the LAA].*
- Housing mix does not meet with requirements of policy WH4. *[Officer note: Please see planning considerations section for a full assessment of compliance with WH4].*
- Important green buffer.
- Harmful to the character of the area.
- Excessive height of buildings. *[Officer note: The height of the buildings has been amended through the course of the application]*

Amenity groups/Residents associations

Horsley Countryside Preservation Society: Objects on the following grounds:

- Design - a thatched dwellinghouse is inconsistent with the character of the Conservation Area. Large chimney stacks give an industrial feel.
- Flooding risk. *[Officer note: The site is in flood zone 1 where there is no requirement for a flood risk assessment].*
- Housing mix - dominance of 4 bedroom units. *[Officer note: Please see planning considerations below].*
- Sustainability - no electric charging points shown. *[Officer note: An appropriate condition has been applied to ensure electric charging points are provided].*
- Light pollution.
- Comment on pollution restrictions, namely noise during the construction period.
- Impact on the Listed buildings.

Third party comments:

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

- Harm to the Conservation Area and general character of the area.
- Highway safety during construction.
- Increased traffic disturbance
- Pressure on local infrastructure
- Similar scheme refused for 5 houses on land opposite the cattery on Cranmore Lane.
- Not allocated in the Local Plan.
- Enough houses planned for in the Local Plan.
- Important green buffer between other approved development.
- Unaffordable housing for locals.
- Large houses not required in the village.
- Piecemeal development of larger site to avoid 40% affordable housing contribution. *[Officer note: The application site is not part of the allocated site A36 to the south and accordingly cannot be considered an artificial sub-division of a larger site].*
- Two bed unit could in fact be a four bed unit given the floor area.

1 letter has been received outlining the following neutral comment:

- Request the Highway Authority take into account the close proximity of the Goodhart-Rendel Community Hall vehicular entrance which is long established and in regular use.

7 further letters have been received following the amendments made to the scheme, which reiterate the objections already raised and include the following additional comments:

- The site is within the Green Belt [*Officer note: The site has been inset from the Green Belt as part of the LPSS 2015-2034.*]
- Proximity to AONB [*Officer note: The application site is approximately 800m from the AONB boundary to the south.*]

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 5: Delivering a sufficient supply of homes

Chapter 11: Making effective use of land

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 16: Conserving and enhancing the historic environment

South East Plan 2009:

NRM6 Thames Basin Heath Special Protection Area

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

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

H1	Homes for all
P5	Thames Basin Heaths Special Protection Area
D1	Place shaping
D2	Climate change, sustainable design, construction and energy
ID3	Sustainable transport for new developments
ID4	Green and blue infrastructure

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

Policy G1 General standards of development

Policy G5 Design code

Policy HE4 New development which affects the setting of a listed building

Policy HE7 New development in conservation areas

Policy NE4 Species protection

West Horsley Neighbourhood Plan 2018:

WH1 West Horsley Conservation Area

WH2 - Design management in the village settlement

WH4 - Housing mix

WH12 - Green and blue infrastructure network

WH13 - Sustainable urban drainage

WH14 - Biodiversity

WH15 - Dark Skies

Supplementary planning documents:

SPD - Vehicle Parking Standards 2006

SPD - Sustainable Design and Construction 2011

SPD - Planning Contributions 2017

Thames Basin Heaths Special Protection Area Avoidance Strategy 2017

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- impact on the character of the site
- impact on the conservation area
- impact on residential amenity
- living environment
- highway/parking considerations
- impact on trees
- impact on ecology
- flooding and drainage considerations
- sustainable design
- Thames Basin Heath Special Protection Area (TBHSPA)

The principle of development

The site is located within the area of West Horsley which has been inset from the Green Belt, as this settlement is not within the Green Belt there is no requirement to assess the proposal against the restrictive Green Belt policies.

Policy H1 of the LPSS 2015-2034 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 latest SHMA states a need for 10% one bed units, 30% two bed units, 40% three bed units and 20% four bed units. Policy WH4 of the West Horsley Neighbourhood Plan seeks a mix of one, two and three bed open market homes.

The proposed development is for 20% two bed units, 20% three bed units and 60% four bed units. Whilst this mix would not be in complete conformity with the requirement of the SHMA or Policy WH4, it would still provide a mix of housing units, 40% of which would be in line with WH4. It is noted that the SHMA is for guidance only and policy H1(1) does allow for flexibility for the housing mix on individual sites.

Given the size of this site and its sensitive location in proximity to listed buildings and within the conservation area, it is considered that the applicant has struck an acceptable balance between providing some smaller units and protecting, as far as possible, the semi-rural appearance of the area. A greater number of smaller units would lead to significant changes to the layout of the site, with an associated increased number of on-site parking spaces. Taking into account the sensitivities of the site, it is considered that a greater concentration of smaller units would not be acceptable. In addition, it is noted that the SHMA mix is a mix to be achieved over the whole of the housing market area and over the lifetime of the plan. It is not feasible or practical to require every site to rigidly meet the SHMA requirement. Applying the SHMA rigidly to every site would mean the provision of large numbers of four and five bedroom dwellings as part of town centre schemes, which clearly would not be practical or desirable. As such, the flexibility set out in the

policy must be used to achieve an acceptable mix across the borough.

In terms of the West Horsley Neighbourhood Plan requirements, it is acknowledged that the proposal is also not compliant with its desired housing mix. However, for this particular site, it is considered that there is a direct conflict between the mix requirements set out in policy WH4 and the other requirements of the Neighbourhood Plan in terms of protecting the character of the area and the significance of the conservation area. It has already been noted above that a mix which includes more one and two bedroom units is likely to result in a much denser scheme with a greater concentration of buildings and associated parking spaces. Achieving a mix on this site which is compliant with policy WH4 would therefore result in a much more urban scheme, which is unlikely to comply with the conservation and general design policies in the Neighbourhood Plan.

The proposal is therefore considered acceptable in principle in accordance with policy H1 of the Local Plan and the NPPF.

Impact on the character of the site

WH2 of the Neighbourhood Plan requires an appropriate transitional edge to the village to maintain local character and countryside views through good design reflective of the locale, high quality materials, buildings of sympathetic scales, the avoidance of close-boarded fencing, the retention of established healthy trees, the provision of green spaces and the avoidance of a parking dominated frontage.

The southern settlement area of West Horsley, wherein the application site is located, is more rural in character with a designated Conservation Area and an average residential density of 11.8 dwellings per hectare (see Evidence Base: WHNP Density Background Paper). The proposed development would result in a residential development of suitable density in this edge of village location of 11 dph. The layout would provide five sizeable plots with sufficient separation distance between units, generous garden space and space for parking with landscaping to the front to avoid a parking dominated frontage. The properties would all front the access road and a turning head would be provided.

The retention of the existing tree boundary, omission of front boundary treatments and hedging to the side boundaries as well as the provision of a small communal green area would help to achieve a semi-rural edge of village character.

The Surrey vernacular of the proposed new units would reflect the building typology in the area. The material palette reinforces local distinctiveness, and the thatched unit seeks to reintroduce a traditional material that has otherwise been lost from the village. During the course of the application the scale and height of the proposed units has been reduced in line with officer feedback. The maximum ridge height of 8.9m would be consistent with the heights of Plots 16 and 17 within the consented scheme at 20 The Street (19/P/01210) to the immediate south of the application site.

Following the minor amendments to the scheme it is considered that the proposed development would not have a harmful impact on the character of the surrounding area, in compliance policy WH2 of the West Horsley Neighbourhood Plan 2018, policy G5 of the Local Plan 2003, policy D1 of the LPSS and the NPPF.

Impact on the West Horsley Conservation Area

Statutory provisions:

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that '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.'

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

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 193 sets out that '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'. The NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 195-199 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

The heritage assets are the West Horsley Conservation Area, and two Grade II Listed buildings in the vicinity of the site; Britains Farm and Sumners (28 The Street).

WH1 of the West Horsley Neighbourhood Plan states that development proposals will be supported provided they are empathetic with the diverse style of the existing built environments, that the buildings are of good design using high quality materials, are of sympathetic scales, heights and forms using locally used and prominent materials, provide low boundary walls, hedges and front gardens to match the existing arrangements and alignment and retain natural verges to the highway. It goes on to say that the unnecessary loss of mature trees and established hedgerows will be resisted.

The position of the dwellings within the site, together with the intended retention of the existing dense tree boundary around the site, and the additional tree planting proposed, would ensure that there would be limited impact on the setting of the nearby listed buildings and wider conservation area.

The Surrey vernacular of the proposed new units would reflect the building typology in the area. The conservation area is predominantly brick; accordingly the units feature brick, as well as rendering on some units. There is variety in the design of units, including a thatched property. The Design and Conservation Team have carefully considered the addition of a thatched unit, having regard to the objections raised by neighbours and the Parish Council. It is considered that the proposal offers a good opportunity to reinstate a traditional material that has been lost from the conservation area.

The proposed front gardens would not be fenced off and hedges would be used to define the private rear gardens. This would ensure that the semi-rural character of this part of the conservation area would be retained.

The applicant has submitted a Heritage Statement which has been reviewed by the Design & Conservation Team who have raised no objection to the scheme. As such the application will result in no material harm to the designated heritage asset has been identified and having due regard to Section(s) 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 permission should be granted.

Impact on residential amenity

Due to the separation distances to neighbouring properties and the garden depths of plots 3, 4 and 5 which would back on to the rear gardens of the residential development approved under planning permission 19/P/1210, it is not considered that any loss of privacy, overbearing impact or loss of light would occur to existing neighbouring properties.

The layout and orientation of the dwellings, including landscaping and tree planting, would ensure no adverse overlooking between units.

The application therefore complies with policies G1(3) of saved Local Plan 2003 in this regard.

Living environment

Paragraph 127 (f) of the NPPF states that planning policies and decisions should ensure that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and futures users.

Policies H1 and D1 of the Local Plan 2019 requires that all new developments are expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG).

The proposed dwellings would have internal floor areas ranging from 142.1 sq.m. for the two bedroom unit to 224.5 sq.m. for the largest 4 bedroom unit which would exceed the minimum requirements of the nationally described space standards. All habitable room windows would have adequate access to daylight and outlook. Externally the proposed dwellings would have access to outdoor space. As such it is considered that the proposed dwelling would comply with the requirement of policies H1 and D1 of the LPSS, which require new developments to comply with the nationally described space standards.

Highway/parking considerations

The Council's Vehicle Parking Standards SPD 2006 requires 1.5 spaces per 2 bedroom unit and 2 parking spaces per 3 or more bedroom dwelling. The application identifies 2 to 3 off street parking spaces for each unit, which is considered to be in accordance with the Council's requirements.

The proposed developed would use the existing access off the public highway and it is not considered that the proposed development would increase the level of traffic generation to an extent which would prejudice highway safety.

The Highways Authority has assessed the proposal and raise no objection in terms of the safety and operation of the adjoining highway and have recommended conditions to be attached to any approval.

The proposed development would therefore comply with policy ID3 of the Local Plan 2019 and the NPPF in this regard.

Impact on trees

An Arboricultural Assessment & Method Statement and accompanying 'Manual for Managing Trees on Development Sites' prepared by Barrell Tree Consultancy has been submitted with the application. This has been assessed by the LPA's Arboricultural Officer who raises no objection to the proposal. A condition requiring an Arboricultural Method Statement and finalised Tree Protection Plan has been requested.

In line with policy WH2 of the West Horsley Neighbourhood Plan 2018 the proposed development would ensure the retention of all mature trees of arboreal significance.

Impact on ecology

The applicant has provided a Preliminary Ecological Appraisal prepared by ecosupport dated 20th February 2020. This has allowed the Local Authority to assess the potential status of protected and important species on the application site and the likely effect the proposed development would have on them.

A comprehensive list of required actions is provided in the 'Mitigation and Recommendations' section of the report, including the biodiversity enhancements detailed in section 6.9. These mitigation measures would help prevent any adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development in line with policy WH14 of the West Horsley Neighbourhood Plan 2018.

Flooding and drainage considerations

The site is located within flood zone 1 which is land assessed as having a less than 1 in 1,000 annual probability of river flooding. It is acknowledged that the site is identified as being at medium risk from surface water flooding.

The applicant has submitted a drainage strategy report which shows no documentary or anecdotal evidence of any previous flooding events for the site. The surface water system would discharge into the ground via infiltration. The foul water would discharge into the existing public sewer. The report has demonstrated that the proposed drainage measures ensure that no property will be at risk of flooding if the development proceeds and that suitable means of surface water and foul drainage can be achieved for the proposed development. This is subject to conditions controlling its detailed design and the submission of a verification report before the first occupation of the development.

On this basis, the proposal is deemed to be acceptable in this regard and there is no evidence to suggest that the proposal would lead to any greater risk of flooding to neighbouring sites.

Sustainable design

In order for the development to comply with the Council's Sustainable Design and Construction SPD 2011, the new building would need to include water efficiency measures.

Under the New Local Plan, buildings would need to achieve a 20% reduction in carbon emissions over and above building regulation standards and also provide water efficiency measures.

No details have been provided in this regard. Notwithstanding, it is considered that such measures can be secured by a condition.

Thames Basin Heaths SPA

The application site is located within the 5-7km buffer zone of the TBHSPA. Only large scale residential development over 50 net new dwellings that fall between 5 and 7 kilometres of the SPA may be required to provide avoidance and mitigation measures, which is assessed on a case-by-case basis and agreed with Natural England. As the proposal is for five new residential unit within the 5-7km buffer zone, there is no avoidance or mitigation required.

Conclusion.

The principle of the proposed development within the settlement boundary of West Horsley is found to be acceptable. The proposal would deliver a net increase of five residential units which adds weight in favour of the application.

The proposal would not have a detrimental impact on the character and appearance of the area, which also adds weight in favour of the application.

It would not cause a harmful impact to any identified heritage asset, neighbouring amenity or highway safety issues. The proposal is also considered to be acceptable in terms impact on trees, ecology and sustainability.

The application is therefore recommended for approval.