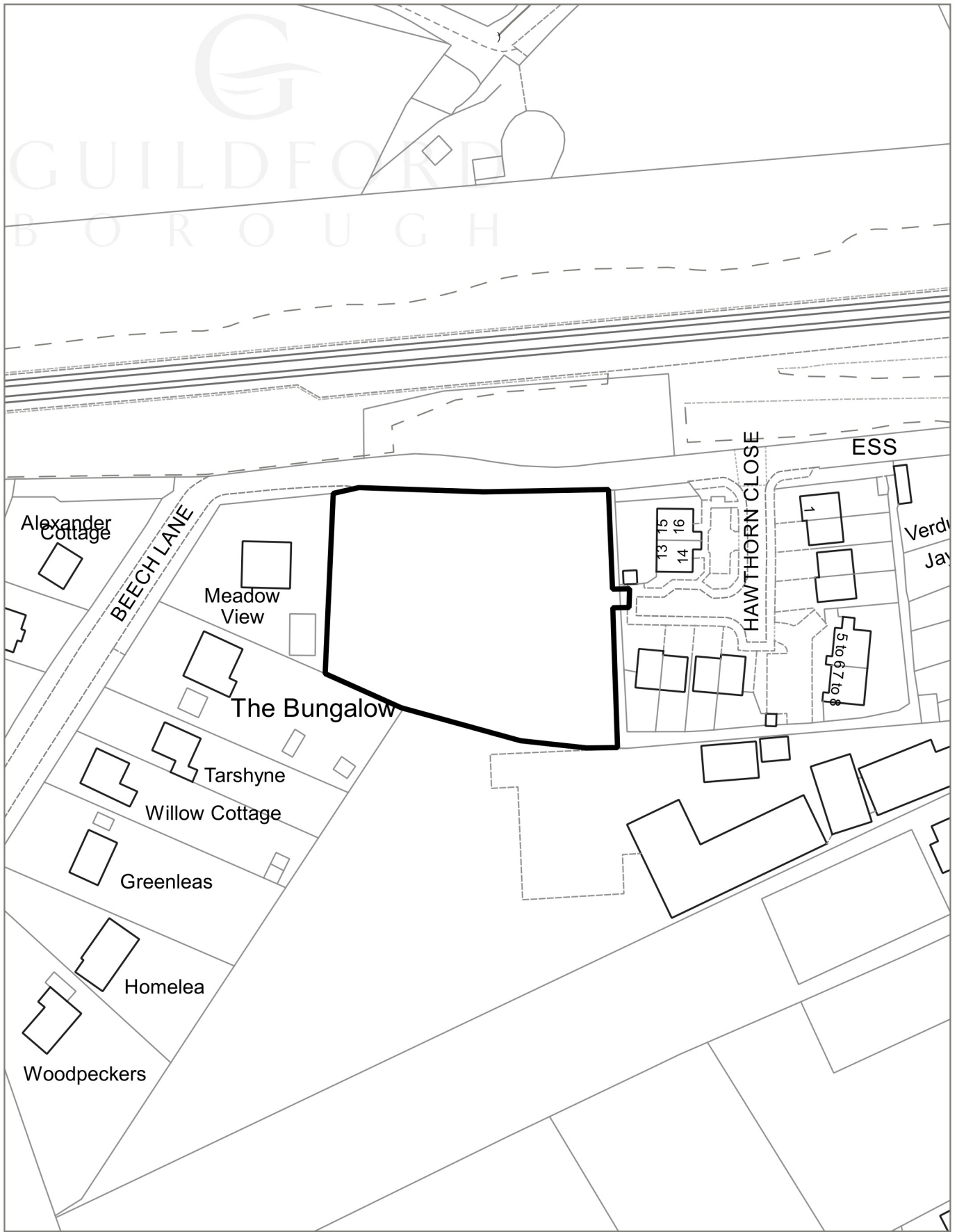


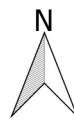
# 20/P/01148 - Land South Of, Beech Lane, Normandy



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Print Date: 01/07/2021



Not to Scale



**GUILDFORD**  
BOROUGH

20/P/01148 – Land south of, Beech Lane, Normandy



Not to scale

**App No:** 20/P/01148  
**Appn Type:** Full Application  
**Case Officer:** Jo Trask

**8 Wk Deadline:** 30/07/2021

**Parish:** Normandy  
**Agent :** Colette Harrision  
HF Architecture Ltd  
17 Lyndock Place  
Southampton  
SO19 9DJ

**Ward:** Normandy  
**Applicant:** Hackwood Homes Ltd  
Unit 6  
Hackwood Business Park  
Water End  
Basingstoke  
RG24 7BA

**Location:** Land south of, Beech Lane, Normandy, GU3 2JH  
**Proposal:** Proposed construction of 16 dwellings accessed via Hawthorn Close.

### **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**

This application seeks permission for 16 affordable residential dwellings

The agreed mix of units is as follows:

4 x 1 bed  
6 x 2 bed  
6 x 3 bed

28 parking spaces would be provided  
secure cycle parking within the rear curtilages

The dwellings would be 2 storey in height, ranging from 8.7m, 9.1m and 9.6m

The development would form an extension to the existing Hawthorn Close housing development to the east of the site. Vehicular and pedestrian access is to be provided through this adjacent housing development. An existing field gate access to Beech Lane would be closed.

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

The site is in the Green Belt. Outline planning permission (extant) granted the principle of the site as a rural exception in meeting an affordable housing need. The proposed development is considered to be acceptable under rural exception policy.

There is no net gain in biodiversity which weighs against the development.

The provision of 16 affordable housing units weighs in favour of the development.

No objection is raised by SCC Highways regarding the proposed access to the site.

Subject to a s.106 to secure appropriate mitigation for the Thames Basin Heaths Special Protection Area, financial contributions towards primary and secondary education, to secure the housing nominations and to secure the housing to be 'affordable' in perpetuity, the proposal appears to be acceptable and would go some way to meeting the identified need for affordable housing in Normandy.

**RECOMMENDATION:**

**(i) Subject to a Section 106 Agreement securing:**

- **provision of 100% affordable housing in accordance with the Council's approved tenure split**
- **nomination rights of housing in agreement with the Housing and Strategy Manager**
- **provision of SANG mitigation in accordance with the Thames Basin Heaths SPA Avoidance Strategy 2017;**
- **a contributions towards SAMM;**
- **a contribution towards early years, primary and secondary education.**
- **a contribution towards open space in accordance with the tariff.**

**If the terms of the S106 or wording of the planning conditions are significantly amended as part of ongoing S106 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 Director of Service Delivery.**

**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: Site location plan 001 rev a received 13 July 2020, Reptile presence/absence survey report by The Ecology Co-op and Preliminary Ecological Appraisal by The Ecology Co-op received on 27 July 2020, SuDS Assessment and Drainage Strategy by Motion received on 10 September 2020, materials list received 19 October 2020, construction transport management plan dated 9.11.20 and Construction Environmental Management Plan received on 9 November 2020, site plan 709-003 rev c, street elevations 709-008 rev b, floor plans plots 7 & 8 709-019 A, elevations plots 7 & 8 709-020 rev b, floor plans plots 5, 6, 9, 10, 13 & 14 709-021 rev A, elevations plots 5, 6, 9, 10, 13 & 14 709-022 rev b, floor plans plots 3, 4, 11, & 12 709-023 rev b, elevations plots 3, 4, 11, & 12 709-024 rev b, floor plans plots 1 & 2 709-025, elevations plots 1 & 2 709-026 received on 22 June 2021.

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

3. Prior to occupation an Exterior Lighting Strategy for this development shall be submitted to and approved in writing by the Local Planning Authority. The exterior lighting strategy should be designed in line with the Bat Conservation Trust guidelines on artificial lighting and wildlife (Bat Conservation Trust 2018) to minimise adverse impacts on bats in the surrounding area.

The lighting shall be installed in accordance with the approved details.

Reason: In the interests protected species.

4. Prior to commencement of the development a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:
  - a) description and evaluation of features to be managed;
  - b) ecological trends and constraints on site that might influence management;
  - c) aims and objectives of management;
  - d) appropriate management options for achieving aims and objectives;
  - e) prescriptions for management actions, together with a plan of management compartments;
  - f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - g) details of the body or organisation responsible for implementation of the plan;
  - h) ongoing monitoring and remedial measures.

The LEMP should also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) 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 its long term management and mitigate any impact from the development. This pre commencement condition goes to the heart of the planning permission.

5. Prior to first occupation a plan showing a Road Safety Scheme comprising of advanced warning signs on the approach of the Beech Lane junction with Westwood Lane shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with Drawing No. 709,03,B, 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.

7. The development, including any works of demolition or preparation, shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP) by Hackwood Homes Ltd and the Construction Transport Management Plan submitted on 9 November 2020.

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. 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 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.

9. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, 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. 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 1.9 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) If infiltration is unfeasible, details of the downstream connectivity of the watercourse.
- 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.
- 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.

10. 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 designed to the National Non-Statutory Technical Standards for SuDS.

11. The development shall only be constructed in accordance with the external materials noted below:

windows: white uPVC  
 Rainwater pipes: Black uPVC  
 Bricks: Ibstock Capital Multi stock  
 Roof tiles: Redland antique  
 Weatherboarding: Marley C08 Cedral Beige Yellow  
 Block paving for vehicular circulation: Marshalls Tegular Traditional  
 Block paving for parking bays: Marshalls Tegular Harvest

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.

12. No residential development shall take place until written confirmation has been obtained from the Local Planning Authority that the Council has secured Suitable Alternative Natural Green Space (SANG) 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: This is required as a pre-commencement condition as the development is only acceptable if the impact on the Thames Basin Heaths Special Protection Area can be mitigated. This is reliant on the provision of

SANG. Avoidance works associated with development need to be carried out prior to the occupation of the development so that measures can cater for increased number of residents to avoid adverse impact on the Thames Basin Heaths Special Protection Area.

13. The development shall be carried out in strict accordance with the recommended actions in section 4 of the PEA by the Ecology Co-Op dated 16th August 2017 and the supervised mitigation strategy detailed in section 4 of the Reptile Presence/Absence Survey Report dated 8th September 2017.

Reason: To ensure the development does not adversely affect legally protected species.

14. The windows in the first floor side elevations of plots 1, 6 and 14 of the development 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.

15. No development shall take place 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. This prior to commencement condition goes to the heart of the planning permission.

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 Supplementary Planning Guidance 'Sustainable Design and Construction' 2011.

17. 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:

- i) 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,
- ii) how a minimum of 20 per cent reduction in carbon emissions



against the TER or predicted energy usage through the use of on-site low and zero carbon technology and fabric improvements shall be achieved for each dwelling.

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 goes to the heart of the planning permission.

18. Prior to occupation, the development shall achieve a Secure by Design Accreditation through discussion with Surrey Police. Proof of the Secured by design Accreditation is to be submitted to the Local Planning Authority and approved in writing.

Reason: To ensure crime prevention is taken into account.

19. No development 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 5837:2012 (or any later revised standard) 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 pre commencement condition goes to the heart of the planning permission.

#### **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](mailto: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.

This application followed an earlier outline application. Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

3. Highways informatives:

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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).

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).

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.

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.

4. Drainage

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.

5. The developer is advised that Guildford Borough Council charge for the purchase of all recycling and refuse bins at new builds and re-developments. They should provide 3-4 weeks' notice, prior to the first resident moving in, to process bin orders.

### **Officer's Report**

#### **Site description.**

The application site, measuring 0.38 hectares, comprises a roughly rectangular parcel of land to the south of Beech Lane. The site is flat, rough pasture with no buildings. The site falls within the Green Belt. It lies outside the Flexford settlement boundary which is inset from the Green Belt. To the east lies a relatively new residential development of 16 affordable residential units and associated parking (Hawthorne Close) a mix of one and a half and two storey high properties. Access to the site is shown to be located from Hawthorne Close. To the west lies single storey residential properties. Land to the north, beyond Beech Lane, rises up to the raised embankment railway line. To the south the site abuts buildings and structures associated with Lynwood.

An existing field access point lies on the boundary with Beech Lane in the north east corner of the site.

The site is within 400m to 5km of the Thames Basin Heaths Special Protection Area.

#### **Proposal.**

Proposed construction of 16 houses accessed via Hawthorn Close. The proposal is for 100% affordable housing.

The access is proposed to be a continuation of the road within the adjacent Hawthorne Close development.

Following consultation with the Housing strategy manager the proposal has been amended from 10 x 2 bed and 6 x 3 bed to the following mix of housing:

4 x 1 bed  
6 x 2 bed  
6 x 3 bed

#### **Building Heights**

Max ridge height of 8.7m  
Plots 1 & 2

Max ridge height 9.6m and 9.1m for:  
Plots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14

### Mix of units:

1 bed : plots 1 & 2 (maisonettes)

2 bed : plots 3, 6, 7, 10, 11 & 14

3 bed : plots 4, 5, 8, 9, 12 & 13

### Parking

A total of 28 vehicle parking spaces (includes 1 visitor space)

Each 3 bed unit is provided with 2 parking spaces, three of the 2 bed units are provided with 2 spaces and three are provided with one parking space. Each one bed is provided with one parking space.

Secure cycle parking is provided within each curtilage.

### **Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
18/P/01591	Outline application for residential development for 15 affordable housing units with access via Hawthorn Close.	Approve 20/08/2019	N/A
13/P/01777	Proposed residential development comprising nine dwellings, including two affordable dwellings, with associated new access and car parking arrangements.	Refused	Dismissed (case officer note: This was a mixed market and affordable housing scheme, the proposed scheme is for 100% affordable housing)
12/P/00303	Construction of 8 semi-detached houses and 8 flats, on a rural exception site. (Amended layout submitted 16/04/2012 showing change in orientation of units 5-8 and associated parking area together with additional visitor parking provision).	Approve 04/04/2013	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: a road safety scheme; parking and turning of vehicles; a Construction Transport Management Plan; and electric vehicle charging. The submitted CAMP is acceptable.

Surrey County Council Education: request contributions towards early years, primary and secondary education

Surrey LLFA: satisfied that the proposed options for the drainage scheme meet the requirements set out in the NPPF, its accompanying PPM and the Non-statutory Technical Standards for sustainable drainage systems. recommend conditions to ensure SuDS scheme is properly implemented and maintained. Following amended plans, no change to drainage strategy or surface water system, no further comments.

Natural England: No objection subject to appropriate mitigation being secured.

Thames Water: No objection to foul water sewerage network infrastructure capacity. Water supply covered by South East Water Company.

Surrey Wildlife: Both the Preliminary Ecological Appraisal (PEA) August 2017 and the Reptile Absence Survey Report September 2017 provide useful information but are 3 years old. Advise the lpa to ascertain from the applicant that their ecological survey findings and recommendations are still relevant. On 30 September 2020 comments: the Repeat Walkover report dated 10th September 2020 together with the Preliminary Ecological Appraisal (PEA) Report dated 16th August 2017 and the Reptile Presence/Absence Survey Report dated 8th September 2017 provides sufficient information to determine the application. Recommend conditions: to ensure the applicant undertake all the recommended actions in section 4 'Ecological Constraints and Opportunities of the PEA Report to help protect badgers, bats, nesting birds and hedgehogs from adverse effect arising from proposed development works and to provide artificial nesting/roosting opportunities for bats and wild birds and also the supervised 'Habitat Manipulation and 'Destructive Search' Mitigation Strategy detailed in section 4 of the Reptile Survey Report; secure external lighting strategy; Landscape and Ecological Management Plan. The development can offer opportunity to restore or enhance biodiversity through provision of bat and bird boxes, creation of 'wild areas', log pile, man made refuges for animals, native species planting preferably of local provenance, replace cypress tree hedging, use of native species hedgerows and nectar rich flowers. Require further details to demonstrate that a measurable net gain in biodiversity secure for the lifetime of the development will be achieved. 15 October 2020 the proposed development will result in a net loss of habitat units, NE advise that any net gain should be fully secured and funded for the lifetime of the development. To achieve measurable gain it may be possible to secure biodiversity offsetting through a third party. (Officer note: whilst the developer is willing to enter into a legal agreement to secure biodiversity net gain through a third party, the lpa does not have the mechanism in place to secure this).

Surrey Police: request a condition that development achieve a Secure by Design Accreditation

#### Internal consultees

Head of Environmental Health and Licensing: No known historic contamination. The proposed site is located to the north of an existing industrial/commercial location and approximately 35m from a railway line. Concerns over potential dis-amenity due to noise. Recommend a condition regarding design, ventilation and insulation to ensure the internal noise attenuation standard is maintained.

Refuse and Recycling: No objection following vehicle tracking information.

Housing and Strategy manager: support housing mix. If a policy compliant scheme within the terms of a legally binding Section 106 agreement, including making adequate provision for some homes at or close to 'Social Rent' as described within the NPPF definitions (Affordable housing for rent) no objection to development on this rural exception site to enable additional affordable

housing in the borough.

### Parish Council

Normandy Parish Council: Object

- Recognise smaller properties are required in Normandy.
- Highway safety, no resolution has been provided to hazardous exit from Beech Lane onto Westwood Lane, no pavement. (officer note: as before SCC Highways have requested a condition regarding a road safety scheme)
- Separate access needed to Beech Lane
- Flooding on Beech Lane. (officer note: no objection from the LLFA)
- Project should be moved to Elm Centre site. (officer note: the lpa needs to consider the application before them).

Following amended plans, Object due to the following concerns:

- Flooding, drainage and sewage
- increased traffic and highway safety.

### **Third party comments:**

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

- site located in Green Belt, inappropriate development
- loss of openness
- already allowed development under RE2 now seeking development on remainder of site
- Outline permission was for 15 dwellings this is for 16 and should be considered as a new application - (officer note: This is a new full planning application)
- loss of meaningful gap in development
- housing needs of Normandy residents is out of date and therefore unknown (Officer note: Housing and strategy manager has confirmed a need for affordable housing in Normandy)
- other alternative sites within the village -(officer note: this is the site being put forward by the applicant, unable to comment on whether alternative sites may exist)
- out of character with lane
- height out of proportion
- detract from rural character
- Two storey dwellings will result in urbanisation
- increased traffic road safety concerns
- noise and danger during and after construction
- increase existing drainage and sewage problems
- exacerbate parking issues
- limited bus service, long walk to rail station
- no facilities in walking distance
- 13/P/0177 for development on this site was refused and dismissed at appeal (officer note: a subsequent outline permission was granted under reference 18/P/01591)
- request alternative access from Beech lane and not via Hawthorn Close
- damage to Hawthorn road surface (block paving)
- special needs of existing residents
- loss of newly planted trees
- not identified as a candidate for housing development site in the local plan

## **Planning policies.**

### National Planning Policy Framework (NPPF):

Chapter 5: Delivering a sufficient supply of homes

Chapter 12: Achieving well designed spaces

Chapter 13: Protecting Green Belt land

Chapter 15: Conserving and enhancing the natural environment

### 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 was adopted by Council on 25 April 2019.

The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as 7.34 years based on most recent evidence as reflected in the GBC LAA (2020). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2020 measurement is 90%. For the purposes of NPPF footnote 7, this is therefore greater than the threshold set out in paragraph 215 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

D1 Place shaping

D2 Climate Change, sustainable design, construction and energy

H1 Homes for all

H3 Rural exception homes

ID1 Infrastructure and delivery

ID4 Green and Blue infrastructure

P2 Green Belt

P5 Thames Basin Heaths Special Protection Area

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

G1 General Standards of Development

G5 Design Code

### Supplementary planning documents:

Thames basin Heaths Special Protection Area Avoidance Strategy SPD 2017

Residential Design Guide SPD 2004

Climate Change, sustainable design, construction and energy SPD 2020

Vehicle parking SPD 2006

## **Planning considerations.**

The main planning considerations in this case are:

- Outline planning permission
- the principle of development and impact on the Green Belt
- affordable housing

- living environment
- the impact on the character of the area
- the impact on neighbouring amenity
- highways and parking considerations
- refuse and recycling
- sustainable design and construction
- ecology and biodiversity
- trees
- Thames Basin Heath Special Protection Area
- drainage
- planning contributions and legal tests
- balancing

#### Outline Planning permission 18/P/01591

The outline planning permission is a material consideration. This granted outline consent for 15 affordable homes. Granted on 19 August 2019, condition 2 requires the submission of reserved matters within three years of the date of the outline permission. The outline is therefore still extant and subject to the submission of and approval of reserved matters could be implemented.

This application in seeking one additional residential unit requires a full planning application.

#### Principle of development and impact on the Green Belt

The site lies within the Green Belt. To the east lies Hawthorn Close and further east is the boundary to land now inset from the Green Belt in the local plan. The NPPF para 143 states 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Para 144 states 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 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.' Para 145 identifies exceptions to inappropriate development. One exception is the limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exceptions sites).

Policy H3 of the local plan deals with rural exceptions. This makes provision for small scale affordable housing developments in the Green Belt to meet local affordable housing needs provided that the site adjoins or is closely related to and in safe and reasonable walking distance of a rural settlement and the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting the identified affordable needs of the local community, and the affordable homes are all secured in perpetuity.

The sites location is appropriate, directly adjacent to and joining up with Hawthorn Close. Hawthorn Close directly adjoins the inset boundary. A Rural Exception Site does not need to be within or adjoining a defined settlement boundary under policy H3 as long as it is 'within safe and reasonable walking distance of a rural settlement, which this site is. For a rural site, it is also reasonably well-served by bus stops and a railway station, as per NPPF para. 108.

The site would be accessed through the relatively new residential development of 16 affordable residential units at Hawthorne Close, infilling between Hawthorn Close properties to the east and Beech Lane properties to the west. A natural point exists within the layout of Hawthorne Close to continue vehicular access into the application site. The application site directly adjoins residential development to the east and west, with Lynwood to the south, to the north lies Beech Lane with the railway embankment beyond. The site is closely related to and in safe and reasonable walking distance of the rural settlement.



The proposed development would provide 100% affordable housing. There is an ongoing need for affordable housing across the borough. The housing and strategy manager has advised that the latest available figures show 28 households in Normandy currently registered on the Council's housing register and applying for social rented housing. On 31 December 2020 the GBC register (excluding transfers) had 2007 households of which 1087 were in need of a maximum of 1 bedroom accommodation. Of these households, 17 were requiring 1 bedroom accommodation being resident in Normandy.

The principal of securing affordable housing on this site as a rural exception has been established in the granting of outline planning permission under reference 18/P/01591. This permission is extant and weight is afforded to it.

During the course of the outline application consultation with the Council's housing team identified a need for smaller affordable units in Normandy. The scheme the subject of this application proposes a mix of 1, 2 and 3 bedroom units. Tenure would be secured through the S106 in agreement with the Housing and strategy manager to ensure the proposed development meets the identified affordable housing need for Normandy and makes adequate provision for some homes at or close to 'Social Rent' (NPPF definition for affordable housing for rent).

A s106 is sought to secure the affordable homes and tenure mix in perpetuity.

The proposal subject to a S106, for the reasons set out above comprises development which meets the criteria of the rural exceptions policy. The proposal as a rural exception development would not result in inappropriate development in the Green Belt. As with the outline planning permission, although increased by one unit the scheme remains an appropriate form of development in the Green Belt.

### Affordable Housing

The scheme following discussion with the Housing and Strategy Manager has been amended. The proposed mix is set out in the table below against SHMA need for comparison. However it is important to recognise that in this instance compliance with the SHMA is not what is desirable. Instead it is a mix which meets local need.

	Proposed	Proposed	SHMA mix	SHMA mix
1 bed	4	25%	6	40%
2 bed	6	37.5%	5	30%
3 bed	6	37.5%	4	25%
4 bed	0	0%	1	5%

The development proposes a mix of 1, 2 and 3 bed properties whilst deviating from the SHMA mix of housing, it is important to recognise that the SHMA mix is a borough wide need. Policy H3 rural exceptions criteria 1 (b) states that small scale housing developments will be permitted to meet identified local affordable housing needs provided that the number, size and tenure of homes would be appropriate to meet or to contribute to meeting the identified affordable housing needs of the local community. The local need may deviate from the SHMA need.

The housing and strategy manager has advised that the scheme as now proposed presents a more compliant mix with the requirements of the SHMA. The Housing Service has advised that they can support the mix of housing proposed in terms of its distribution of different bedroom numbers across the units proposed. Subject to a S106 securing adequate provision for some of the homes at or close to 'Social Rent' as described within the NPPF definitions (Affordable Housing for rent) the proposed mix and tenure of housing would provide affordable housing that

meets an identified local affordable housing need in accordance with policy H3.

Subject to a S106 to secure the mix and tenure of housing to meet the identified local need for affordable housing, the proposal would comply with the criteria of policy H3, and qualify as a rural exception. The proposal in meeting a local affordable housing need would provide much needed affordable housing in Normandy.

### Living environment

The development is accompanied by a Nationally Described Space Standards table:

Plot No.s	No. of Beds	No. of persons	No. of storeys	Min gross internal floor area and storage (m2)	Proposed minimum area (m2)
1, 2	1	2	1	50	50*
3, 6, 7, 10, 11 & 14	2	4	2	79	83
4, 5, 8, 9, 12 & 13	3	5	2	93	93

\* excluding staircase and entrance hall for first floor units.

The development would provide homes in accordance with the Nationally Described Space Standards.

The proposal is unique in so far as it comprises 100% affordable housing in the form of two storey dwelling houses and four maisonettes. Each dwelling house would be provided with their own front door, allocated parking space and private amenity in the form of rear gardens measuring 10m in depth. Each maisonette would be afforded their own front door, allocated parking space and amenity space shared between 2 units.

Secure cycle parking and bin storage for all dwellings is shown to be accommodated within the rear gardens.

### Impact on character of area

The area is rural in character. To the east of the site development comprises 1.5 and two storey scale, to the west residential development is predominately single storey in scale. The proposal would infill an existing area between built development. The proposed access would be gained through a natural point in Hawthorn Close.

The proposed road layout forms an extension of Hawthorn Way and runs east west across the site, terminating in a turning head. The proposed layout, with development fronting the road north and south is linear in form, with the exception of two units to the south west set at right angles to the internal road. The building line to the southern part of the site will observe the existing gentle stagger of the adjacent units in Hawthorn Way. Building footprints and private rear amenity gardens will be commensurate with the surrounding development within Hawthorn Way.

The development would comprise pitched roofs and part-hipped roofs, with elevations comprising cedar weather boarding and stone lintel and brick detailing, open sided porches are to be provided to front doors. Plots 1 and 2 provide two ground floor and two first floor one bedroom flats, in a maisonette relationship. The first floor flats will be accessed via their own external front door to each side elevation.

The following materials have been submitted for consideration:

Bricks: Istock Capital multi Stock, roof tiles redland antique red, Cedar weatherboarding, marshalls tegular traditional and harvest for the vehicular and parking areas, eaves white PVCu, rainwater goods black PVCu. These are considered to be appropriate to the setting. A condition is recommended that the development be carried out in accordance with the submitted details.

Each dwelling would be afforded a private rear garden, of comparative size to those approved in Hawthorn Close.

The development would be read as a natural extension of Hawthorn Close, with plot 14 observing the gentle stagger within the existing building line of Hawthorn Close.

Some concern is raised regarding the maximum building heights of 9.1m and 9.6m within the rural setting. The maximum height of 9.6m is attached to a dwelling with a max height of 9.1m. The roof design is pitched with no flat roof sections proposed. Within the locality there are a mix of building heights. As a result the proposed maximum building height would not lead to any specific planning harm. Furthermore the roof form, scale, height, open sided porches and material palette adopt that of the existing properties within Hawthorne Close.

#### Neighbouring amenity

##### Hawthorn Close

No.12 Hawthorn Close is located directly to the east of the proposed development. Plot 14 would observe the gentle stagger in the building line and would consequently be stepped back from no. 12 Hawthorn Close. The orientation and siting of plot 14 would not give rise to any loss of light, over looking or loss of privacy to the immediate neighbouring property.

Plot no.1 would observe a side to rear relationship with no.s 13 & 14 Hawthorn Close. A separation of 14.1m would be maintained between the walls of the existing and proposed properties. It would be reasonable to condition the proposed first floor side window, serving a bathroom, in the side elevation of plot 1 to be obscure glazed and fixed shut below 1.7m (measured internally), to protect against overlooking and loss of privacy.

##### Meadow View and The Bungalow, Beech Lane

Plot 6 would observe a side to side relationship with Meadow View, Beech lane. Adequate separation would be observed. The first floor window side facing window is shown to be obscure glazed. It would be reasonable to condition this to be obscure glazed and fixed shut to protect residential amenity.

Plots 7 & 8 would observe a rear facing relationship to the common boundary with Meadow View. Adequate separation would be maintained to prevent unreasonable loss of privacy or overlooking.

Plot 8 would share a common boundary with The Bungalow. Due to the orientation of the plots the proposed development would not have direct back to back views, only oblique views towards the neighbouring property would be possible.

No unacceptable harm is identified on the residential amenities of residents of Hawthorn Close and Beech Lane. No harm was previously identified in the consideration of the outline application regarding the location of the access point on residents of Hawthorn Close. This application would result in a net increase of one dwelling.

#### Highway and parking considerations

The proposal as approved under outline planning permission, identifies the vehicular access as being provided through, and becoming a continuation of Hawthorn Close.

Regarding highway safety, the County Highway Authority has advised that a road safety scheme condition is necessary, requiring the implementation of new signage at the approach to the junction where Beech Lane meets Westwood Lane, to improve driver awareness and safety concerning the priority traffic flow under the railway bridge on Westwood Lane.

The County Highway Authority has advised that the proposed new access is off Hawthorn Close which is a private road. The proposed development will not result in a significant increase in vehicular traffic on the surrounding highway network. Overall, it is not considered that the proposal will give rise to any significant highway issues.

In terms of parking provision 28 spaces are provided within the site. This is in accordance with the parking standards. A condition requiring electric vehicle charging points is recommended.

Secure cycle parking is provided within each curtilage.

During the course of the application a Construction Transport Management Plan (CAMP) was submitted. Surrey Highway Authority have reviewed this and confirmed it is acceptable. A suitably worded condition is proposed to ensure development is carried out in accordance with the CAMP.

#### Refuse vehicle tracking

Following comments from the refuse and recycling officer, vehicle tracking has been submitted. Based on the vehicle tracking provided no objection is raised on refuse and recycling grounds.

#### Sustainable design and construction

Policy D2 sets out the requirements for sustainable design and construction. The recent adoption of the Climate Change, sustainable design, construction and energy SPD 2020 goes into detail of what is expected. A fabric first approach is sought. The proposed development shows the use of solar panels to the roof slopes. A suitably worded condition is proposed to secure a 20% reduction in carbon emissions.

#### Ecology and Biodiversity

A preliminary Ecological Appraisal dated August 2017 by the ecology co-op accompanied the application -

Nesting bird hand searches by a suitably qualified ecologist will be required if vegetation is to be removed between 1st March and 31st August. The site supports suitable habitat for reptiles and a reptile presence/absence survey is recommended. A reptile survey was carried out in August and September 2017 concluding that the site supports a low residual population. Mitigation is necessary, the survey recommended the site be strimmed in two passes north to south to encourage reptiles to habitat to the south. A search of earth piles, brash and rubble in south west corner to be overseen by a qualified ecologist. Three willow trees on site should be retained of possible.

The report recommends entrance to the site is gained from the east and not through the native species rich hedge along the northern boundary, which under the NPPF is a National Biodiversity Plan Priority Habitat. The proposal would result in the closing off of the existing field gate access in the northern boundary, with sole access to the site taken from the east (Hawthorn Way). This provides opportunity for replacement planting of native hedgerow species. External lighting plan to be conditioned to safeguard foraging bats. In addition to the placement of 2 bat boxes by a suitable qualified ecologist to be hung on suitable mature trees within the northern boundary of the site, facing south easterly. The report also recommends two 1B Schwegler Nest boxes and one 1SP Schwegler Sparrow Terrace be installed.

A Reptile Presence/Absence Survey Report dated 8th September 2017 identified no reptiles, however a survey by Middlemarch Environmental in September 2013 identified a single juvenile common lizard, concluding that the site supports a very low residual population of the species. Mitigation is necessary and in this instance the ecologist recommends habitat manipulation.

Following comments from Surrey Wildlife Trust and the time lapse of 3 years following the PEA survey and the Reptile Presence/Absence Survey a Walk Over Survey was conducted by The Ecology co-op in September 2020. Concluding whilst the grassland has been allowed to grow up, the habitats present at the site have not significantly changed since the PEA was undertaken in 2017. Results from the past surveys therefore remain valid. The prescribed mitigation and enhancement measures outlined in the PEA and Reptile Presence/Survey Reports are still considered valid and appropriate. A condition is proposed to secure the mitigation measures set out in the PEA and Reptile Presence/Absence Report.

Following a request from Surrey Wildlife Trust a Biodiversity Impact Calculation (BIC) was undertaken by The Ecology co-op for the site, to provide a measure of the losses and gains in biodiversity resulting from the proposed layout and to determine whether the development will provide a measurable net gain for biodiversity, and whether any offsetting is required through further habitat creation or off site through a payment contribution. The BIC identifies the site as a field comprising neutral grassland, with piles of earth, rubble, brash and general waste in the south-western boundary of the site. A species rich hedgerow with trees marks the northern boundary, a species poor tree line marks the southern boundary, with wooden fences to the east and western site boundaries. Heavily shaded dry ditches are also located along the northern and part of the southern boundaries of the site.

A Biodiversity Impact Calculation Report has been provided as part of the application to quantify the net change in biodiversity. This concluded that the development would result in a net loss and advises to achieve measurable net gain, biodiversity offsetting would be possible through a third party, such as the Environment Bank through which a financial contribution would be used to secure an area of land off site. In addition to native tree planting further net gains can be achieved through the planting of native hedgerows to the eastern boundary, enhancement to the southern boundary and infilling the gap in the northern boundary.

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.

The NPPF para 174 (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 175 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 applicant is willing to enter into a legal agreement to secure off site biodiversity net gain, however, the council does not currently have a mechanism in place to collect monies towards biodiversity net gain to secure a net measurable gain off site. The applicant has also approached the Environment Bank to try to secure off site net biodiversity gain. The applicant has advised that they don't have anything, even nationwide for the development to secure net biodiversity gain to. The applicant has also approached The Land Trust regarding the use of SANG to deliver net biodiversity gain. The SANG officer has been contacted to comment and members will be updated. Some landscaping enhancement can be achieved through planting 20m of native species hedge to eastern boundary and additional hedgerow planting to the southern boundary, to be secured by condition.

The net loss in bio diversity is identified as a harm.

#### Trees

The Council's arboricultural officer has assessed the site and has limited arboricultural concerns. A condition is recommended to secure an arboricultural report and tree protection plan. Opportunity exists for landscape tree planting across the site. No arboricultural concerns subject to condition.

#### Thames Basin Heaths Special Protection Area

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. Natural England have raised no objection subject to appropriate mitigation being secured. The applicant has subsequently confirmed their agreement to enter into a S106 agreement. This application, would result in a net increase of 16 dwellings. As such it 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 based on the development proposed a SANG contribution of £90,522.38 and a SAMM contribution of £12,057.84 is required which should be secured by a Legal Agreement.

Currently the lpa does not have sufficient SANG to provide mitigation for this development. The development is only acceptable if the impact on the TBHSPA can be mitigated, which is reliant on the provision of SANG. A grampian style condition is therefore proposed requiring SANG to be secured prior to residential development taking place.

An appropriate assessment has been undertaken by the Council as the competent authority. It is therefore concluded that subject to the completion of a legal agreement and the grampian condition to secure SANG, the development impact on the TBHSPA would be mitigated 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.

#### Drainage

The Lead Local Flood Authority has reviewed the submitted SuDS Assessment and Drainage Strategy, Motion, September 2020, Revision - Final document reference 1hffle/2007058. The LLFA has advised that whilst the final drainage strategy has not been determined due to lack of information including ground conditions, specifically infiltration rates and ground water levels the applicant has proposed alternative drainage strategies, option one infiltration based SuDS techniques, Option 2 Discharge into the ordinary watercourse along the north boundary. The LLFA are satisfied that the proposed options for the drainage scheme meet the requirements of the NPPF, its accompanying PPG and the Non-statutory technical standards for sustainable drainage systems. Conditions are recommended to secure the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

#### Planning contributions and legal tests

The three tests 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.

If all other aspects of the application were deemed to be acceptable, then the following contributions could be secured by way of a s.106 agreement.

#### Thames Basin Heaths SPA

The development is required to mitigate its impact on the TBHSPA. As stated above the lpa does not have sufficient SANG to provide mitigation for this development. The development is only acceptable if the impact on the TBHSPA can be mitigated, which is reliant on the provision of SANG. A grampian style condition is therefore proposed requiring SANG to be secured prior to residential development taking place. Once available SANG comes on line the S106 would secure the appropriate amount of SANG prior to commencement of development. The Strategic Access Management and Monitoring (SAMM) contribution would also be secured through the legal agreement. This accords with the TBHSPA Avoidance Strategy SPD 2017. Without securing the SANG and SAMM through the s.106 agreement, 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.

#### Affordable housing

The legal agreement would secure the provision of 16 affordable units as well as their tenure, mix and the nomination rights so that the proposal is compliant with local and national policies. The obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

## Education

The development is likely to place additional pressure on school places in the area at early years, primary and secondary level. The development should mitigate these impacts. Surrey County council as the Education Authority has provided justification for the contributions sought, and areas these would be allocated to. The contributions have been calculated based on the pupil yield from the housing mix. The contributions are considered to be necessary, reasonable and directly related to the development.

A contribution of £10,769 would be secured towards additional early years provision in the local area, the location of which would be determined prior to the commencement of the development.

A contribution of £34,869 would be secured towards primary education infrastructure to provide additional school provision within the local area, the location of which would be determined prior to commencement of the development.

A contribution of £38,888 would be secured towards secondary education infrastructure in the Farnham & Ash planning area. The contribution would be applied to a project at Ash Manor School, the nearest secondary school to the development. The school is located within 3 miles of the development and it is reasonable to assume children from the development would apply for a place at this school.

The total education contribution is £84,526. As these contributions are required to mitigate the impact of the proposal on the local education system, the obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

## Open space

The development would result in additional pressure on existing open space provision locally.

Open space contributions would be secured in accordance with the tariff.

As the contributions are required to ensure adequate provision of open space, the obligation is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

## Regulation 123 of the Community Infrastructure Levy Regulations 2010 as amended

Regulation 123 of The Community Infrastructure Levy Regulations 2010, as amended, states that a planning obligation may not constitute a reason for granting planning permission where the obligation provides for the funding or provision of an infrastructure project or type of infrastructure and five or more separate planning obligations for the funding or provision of that project or type of infrastructure have been entered into. 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 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.

Regulation 123 of the CIL Regulations seeks to prevent the pooling of financial contributions from planning obligations this relates only to an obligation which "provides for the funding or provision of relevant infrastructure". In this instance the contributions are required to improve existing SANGs and ensure they are maintained in perpetuity; the SANGS are existing infrastructure



which is to be improved to ensure that they have suitable capacity to mitigate the impact of the residential development. Accordingly the contributions are not for the provision of infrastructure and therefore Regulation 123 does not prevent collecting these contributions or having regard to the obligation in decision making. The SAMM contribution does not relate to infrastructure and this also falls outside the scope of Regulation 123

### Balancing

Some harm arises from the loss of biodiversity on site with no mechanism in place to secure net gain through offsetting through a third party. Through a landscaping condition the lpa will seek to secure biodiversity enhancement measures through native planting and other biodiversity measures.

The scheme in providing 100% affordable housing in the form of 16 affordable housing units, of a mix that will meet an identified local affordable housing need and to be secured in perpetuity, provides significant benefit. This identified benefit is sufficient to outweigh the identified harm through .

### **Conclusion.**

The proposed development in providing 16 much needed affordable housing units, of a mix and tenure that meets an identified local housing need, falls within the criteria for development which can be considered under the rural exceptions policy. The development comprising a rural exception development falls within the exceptions to inappropriate development in the Green Belt. The provision of 16 affordable homes of a suitable mix and tenure is a significant benefit which outweighs the harm identified through the loss of biodiversity. The proposal subject to a S106 agreement to secure mix and tenure of housing in perpetuity, SANG and contributions towards Thames Basin Heaths SPA mitigation, education and open space is recommended for approval.