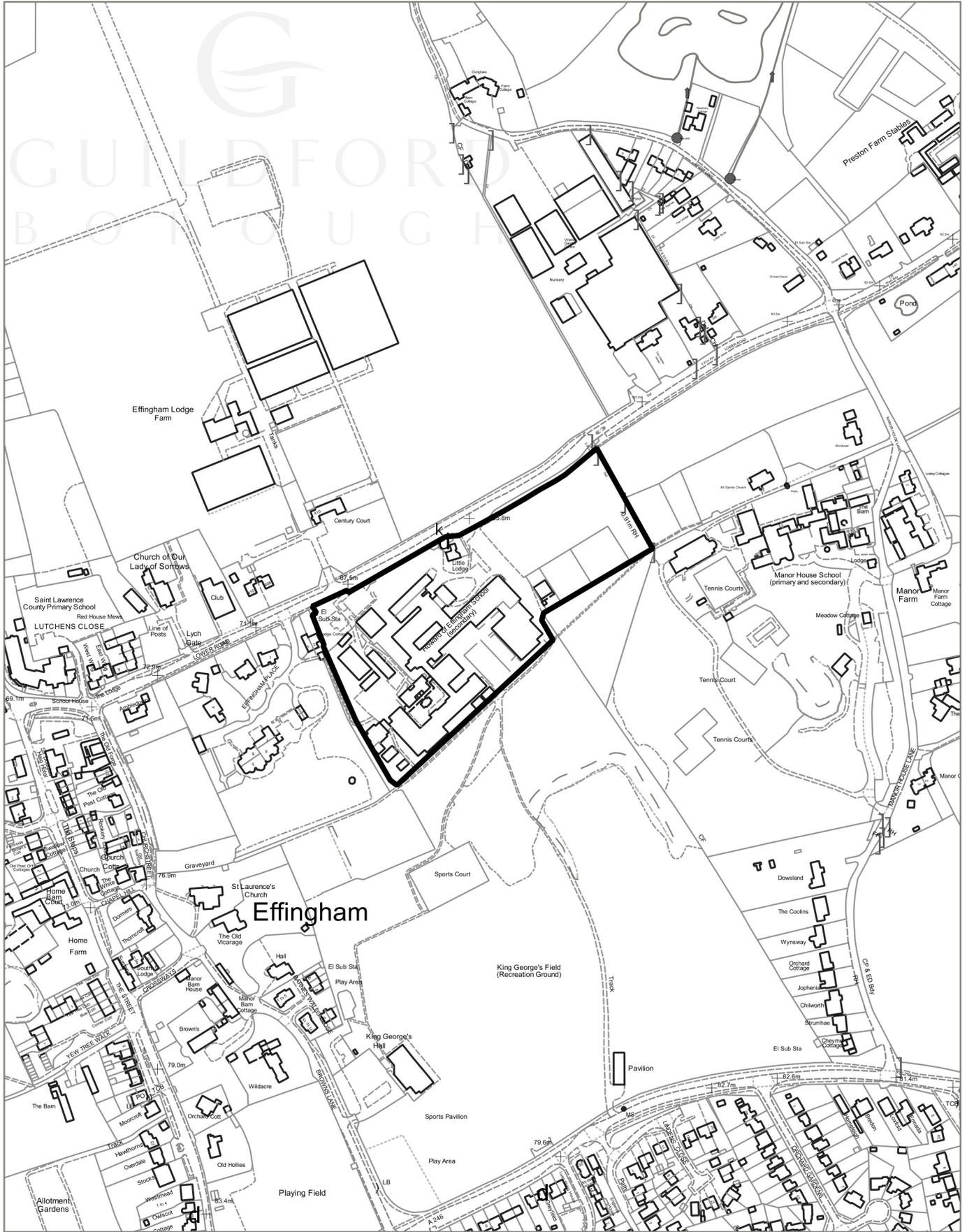


21/P/00428 - Howard Of Effingham School, Lower Road, Effingham, Leatherhead



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Print Date: 11/02/2022



Not to Scale



GUILDFORD
BOROUGH

**21/P/00428 – Howard of Effingham School, Lower Road,
Effingham, Leatherhead**



Not to scale

App No: 21/P/00428
Appn Type: Full Application
Case Officer: John Busher

8 Wk Deadline: 31/05/2021

Parish: Effingham
Agent : Mr Oliver Gardiner
Berkley Homes (Southern)
Ltd
Bekley House
Bay Tree Avenue
Leatherhead
KT22 7UE

Ward: Effingham
Applicant: Mr Oliver Gardiner
Berkley Homes (Southern) Ltd
Berkley House
Bay Tree Avenue
Leatherhead
KT22 7UE

Location: Howard Of Effingham School, Lower Road, Effingham, Leatherhead, KT24 5JR

Proposal: Reserved matters application pursuant to outline permission 14/P/02109 approved on 21/03/2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings

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 is the final reserved matters application for the hybrid development for the replacement of the existing Howard of Effingham school and the provision of 295 dwellings. The hybrid planning application was given permission by the Secretary of State in 2018. Reserved matters applications have already been approved for the replacement school, as well as 159 of the dwellings on the Lodge Farm site. This proposal relates to the residential re-development on the existing school site, which will become vacant once the new school has been constructed on the site opposite. It was approved with outline permission for 99 dwellings.

The site is located on the southern side of Lower Road in Effingham. It is currently occupied by a range of permanent and temporary school buildings, a sports hall, play areas, pitches and staff and visitor parking.

The site is bordered to the west by the Effingham Place residential development (which includes one Grade II listed building) and to the south by the King George V recreational and sports area. To the east of the site is a collection of buildings which includes All Saints Church (Grade II*) and Manor House School (Grade II). These are both within the administrative boundary of Mole Valley District Council (MVDC). The site is outside of, but adjoining Effingham Conservation Area (to the south and west of the site). To the east of the site and again within Mole Valley District Council is Little Bookham Conservation Area.

The site is not located in the Green Belt, although it does boarder it to the north and south.

Summary of considerations and constraints

This reserved matters application relates to the housing to be provided on the existing Howard of Effingham secondary school site. The detailed proposal does vary slightly from the indicative scheme presented at outline stage, however, that is to be expected and is allowed as part of the process. However, it is noted that the size, scale and location of the built form on the site is still broadly similar.

The scheme has been amended at the request of officers which has improved the design of some of the dwellings and reduced heights on some of the taller buildings. The design and layout of the proposal is now deemed to be acceptable.

It is noted that concerns have been raised regarding the impact of the development on surrounding heritage assets. However, it will be set out in the report that Officers believe that the proposal, as amended, is no more harmful to heritage assets than the outline proposal was.

The proposal provides an 'open' boundary to the King George V (KGV) recreation ground which would be delineated with a wooden rail fence. While concerns have been raised regarding access between the site and KGV, the installation of a more solid boundary treatment along this part of the site would not be appropriate. As such, Officers are content with this aspect of the proposal.

Other matters such as highways capacity and safety, drainage and the impact on the Green Belt have all been considered as part of the appeal and are not for consideration again as part of this proposal.

RECOMMENDATION:

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

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

Drawing Title	Drawing number
Site Layout	S857/HE/01 Rev O
Plots 1-5 Elevations 1	S857/HoE/P1-5/04 REV A
Plot 1-5 Elevations 2	S857/HoE/P1-5/05 REV A
Plot 1-5 Elevations 3	S857/HoE/P1-5/06
Plot 1-5 FF Plans	S857/HoE/P1-5/02 REV A
Plot 1-5 GF Plans	S857/HoE/P1-5/01 REV A
Plot 1-5 SF Plans	S857/HoE/P1-5/03 REV A
Plots 6-8 Elevations	S857/HoE/P6-8/02 REV B
Plot 6-8 Plans	S857/HoE/P6-8/01 REV B
Plot 9-10 Elevations	S857/HoE/P9-10/02 REV B
Plot 9-10 Plans	S857/HoE/P9-10/01 REV A
Plot 11-12 Elevations	S857/HoE/P11-12/02 REV B
Plot 11-12 Plans	S857/HoE/P11-12/01 REV B
Plot 13-14 Elevations	S857/HoE/P13-14/02 REV B

Plot 13-14 Plans	S857/HoE/P13-14/01 REV B
Plot 15 Elevations	S857/HoE/P15/02 REV B
Plot 15 Plans	S857/HoE/P15/01 REV A
Plot 16 Plans	S857/HoE/P16/01 REV A
Plot 16 Elevations	S857/HoE/P16/02 REV A
Plot 17-18 Elevations	S857/HoE/P17-18/02 REV B
Plot 17-18 Plans	S857/HoE/P17-18/01 REV B
Plot 19-20 Elevations	S857/HoE/P19-20/02 REV A
Plot 19-20 Plans	S857/HoE/P19-20/01 REV A
Plot 21-22 Elevations	S857/HoE/P21-22/02 REV A
Plot 21-22 Plans	S857/HoE/P21-22/01 REV A
Plot 23-24 GF&FF Plans	S857/HoE/P23-24/01 REV A
Plot 23-24 SF Plans	S857/HoE/P23-24/02 REV A
Plot 23-24 Elevations	S857/HoE/P23-24/03
Plot 25 Plans	S857/HoE/P25/01 Rev A
Plot 25 Elevations	S857/HoE/P25/02 REV B
Plot 26-27 Elevations 1	S857/HoE/P26-27/03 REV C
Plot 26-27 Elevations 2	S857/HoE/P26-27/04 REV C
Plot 26-27 GF&FF Plans	S857/HoE/P26-27/01 REV C
Plot 26-27 SF Plans	S857/HoE/P26-27/02 REV C
Plot 28 Elevations	S857/HoE/P28/02 REV B
Plot 28 Plans	S857/HoE/P28/01 REV A
Plot 29 Plans	S857/HoE/P29/01
Plot 29 Elevations	S857/HoE/P29/02 REV B
Plot 30 Elevations 1	S857/HoE/P30/03 REV B
Plot 30 Elevations 2	S857/HoE/P30/04 REV A
Plot 30 FF Plans	S857/HoE/P30/02 REV A
Plot 30 GF Plans	S857/HoE/P30/01 REV A
Plot 31 Elevations	S857/HoE/P31/02 REV B
Plot 31 Plans	S857/HoE/P31/01 REV A
Plot 32 Elevations	S857/HoE/P32/02 REV A
Plot 32 Plans	S857/HoE/P32/01 REV A
Plot 33 Elevations	S857/HoE/P33/02 REV A
Plot 33 Plans	S857/HoE/P33/01
Plot 34 Elevations	S857/HoE/P34/02 REV A
Plot 34 Plans	S857/HoE/P34/01
Plot 35 Elevations	S857/HoE/P35/02 REV A
Plot 35 Plans	S857/HoE/P35/01
Plot 36 Elevations	S857/HoE/P36/02 REV A
Plot 36 Plans	S857/HoE/P36/01
Plot 37 Elevations	S857/HoE/P37/02 REV B
Plot 37 Plans	S857/HoE/P37/01 REV A
Plot 38-41 FF Plans	S857/HoE/P38-41/02 REV C
Plot 38-41 GF Plans	S857/HoE/P38-41/01 REV C
Plot 38-41 Elevations 1	S857/HoE/P38-41/03 REV D
Plot 38-41 Elevations 2	S857/HoE/P38-41/04 REV D

Plot 42-43 GF Plans	S857/HoE/P42-43/02 REV A
Plot 42-43 FF Plans	S857/HoE/P38-41/04 REV D
plot 42-43 Elevations	S857/HoE/P42-43/03 REV B
Plot 44-45 Elevations 1	S857/HoE/P44-45/04 REV A
Plot 44-45 Elevations 2	S857/HoE/P44-45/05 REV A
Plot 44-45 FF Plans	S857/HoE/P44-45/02 REV A
Plot 44-45 GF Plans	S857/HoE/P44-45/01 REV A
Plot 44-45 SF Plans	S857/HoE/P44-45/03 REV A
Plot 46 Plans	S857/HoE/P46/01 REV B
Plot 46 Elevations	S857/HoE/P46/02 REV C
Plot 47-50 Elevations 1	S857/HoE/P47-50/04 REV A
Plot 47-50 Elevations 2	S857/HoE/P47-50/05 REV A
Plot 47-50 Elevations 3	S857/HoE/P47-50/06 REV A
Plot 47-50 FF Plans	S857/HoE/P47-50/02 REV A
Plot 47-50 GF Plans	S857/HoE/P47-50/01 REV A
Plot 47-50 SF Plans	S857/HoE/P47-50/03 REV A
Plot 51 Elevations	S857/HoE/P51/02
Plot 51 Plans	S857/HoE/P51/01
Plot 52-55 Elevations 1	S857/HoE/P52-55/03 REV A
Plot 52-55 Elevations 2	S857/HoE/P52-55/04 REV A
Plot 52-55 FF Plans	S857/HoE/P52-55/02 REV A
Plot 52-55 GF Plans	S857/HoE/P52-55/01 REV A
Plot 56-57 Elevations 1	S857/HoE/P56-57/03
Plot 56-57 Elevations 2	S857/HoE/P56-57/04
Plot 56-57 FF Plans	S857/HoE/P56-57/02
Plot 56-57 GF Plans	S857/HoE/P56-57/01
Plot 58-59 Elevations	S857/HoE/P58-59/02
Plot 58-59 Plans	S857/HoE/P58-59/01
Plot 60-62 Elevations	S857/HoE/P60-62/03
Plot 60-62 FF Plans	S857/HoE/P60-62/02
Plot 60-62 GF Plans	S857/HoE/P60-62/01
Plot 63-66 Elevations 1	S857/HoE/P63-66/03
Plot 63-66 Elevations 2	S857/HoE/P63-66/04
Plot 63-66 FF Plans	S857/HoE/P63-66/02
Plot 63-66 GF Plans	S857/HoE/P63-66/01
Plot 67-78 Elevations 1	S857/HoE/P67-78/04 REV C
Plot 67-78 Elevations 2	S857/HoE/P67-78/05 REV C
Plot 67-78 FF Plans	S857/HoE/P67-78/02 REV B
Plot 67-78 GF Plans	S857/HoE/P67-78/01 REV B
Plot 79 Plans	S857/HoE/P79/01 REV C
Plot 79 Elevations	S857/HoE/P79/02 REV C
Plot 80 Plans	S857/HoE/P80/01 REV A
Plot 80 Elevations	S857/HoE/P80/02 REV C
Pot 81-82 Elevations	S857/HoE/P81-82/02 REV C
Plot 81-82 Plans	S857/HoE/P81-82/01 REV C
Plot 83-84 Elevations	S857/HoE/P83-84/02 REV C

Plot 83-84 Plans	S857/HoE/P83-84/01 REV C
Plot 85-86 Plans	S857/HoE/P85-86/01 REV B
Plot 85-86 Elevations	S857/HoE/P85-86/02 REV C
Plot 87 Elevations	S857/HoE/P87/02 REV B
Plot 87 Plans	S857/HoE/P87/01 REV A
Plot 88-89 Plans	S857/HoE/P88-89/01 REV B
Plot 88-89 Elevations	S857/HoE/P88-89/02 REV C
Plot 90-91 Elevations	S857/HoE/P90-91/02 REV B
Plot 90-91 Plans	S857/HoE/P90-91/01 REV B
Plot 92-93 FF Plans	S857/HoE/P92-93/02 REV B
Pot 92-93 GF Plans	S857/HoE/P92-93/01 Rev B
Plot 92-93 Elevations 1	S857/HoE/P92-93/03 REV C
Plot 92-93 Elevations 2	S857/HoE/P92-93/04 REV C
Plot 94-95 Elevations 1	S857/HoE/P94-95/03 REV C
Plot 94-95 FF Plans	S857/HoE/P94-95/02 REV B
Plot 94-95 GF Plans	S857/HoE/P94-95/01 REV B
Plot 96-99 Elevations 1	S857/HoE/P96-99/04 REV D
Plot 96-99 Elevations 2	S857/HoE/P96-99/05 REV D
Plot 96-99 FF Plans	S857/HoE/P96-99/02 REV C
Plot 96-99 GF Plans	S857/HoE/P96-99/01 REV C
Plot 96-99 SF Plans	S857/HoE/P96-99/03 REV C
Bin and cycle store plots 67-78	S857/HoE/P67-78/BCS
Car barn plots 1-3	S857/HoE/P1-3/GD
Car barn plots 4-7	S857/HoE/P4-7/GD REV A
Car barn plots 48&54	S857/HoE/P48-54/GD
Garage plots 32-37	S857/HoE/P32+37/GD REV B
Garage plots 8-11	S857/HoE/P8+11/GD REV B
Garage plots 15-79-81	S857/HoE/P15-79&81/GD REV B
Garage plots 16-99 20-21	S857/HoE/P16-99 +20-21/GD REV A
Garage plots 79-81	S857/HoE/P79&81/GD REV A
Garage plots 82-87	S857/HoE/P82-87/GD REV A

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

2. 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.

3. Following the approval of the external materials required by condition two and before above ground works take place (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) a sample panel (not less than one metre square, showing materials, face bond and pointing) of the external flint elevations, shall be constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall remain on site until the completion of the plots with this elevational finish. The works shall thereafter be carried out in accordance with the approved sample panel.

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

4. Prior to the commencement of development (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) written details and/or samples of:

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

to be used externally shall be 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. Before the first occupation of the development a certificate demonstrating that Secured by Design has been successfully achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is acceptable in terms of crime and safety.

6. Before the first occupation of the development, full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 10 years, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

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

7. Prior to the occupation of the 50th dwelling the Local Area for Play (LAP) shall be laid out in accordance with a scheme to be submitted and agreed in writing by the Local Planning Authority and made available for use. The scheme shall include details of the proposed play equipment, surface materials, boundary treatments as well as evidence that the future maintenance of the LAP has been secured. The development shall only be carried out in full accordance with the agreed details.

Reason: To ensure the satisfactory provision of children's play space.

8. Before the first occupation of the development hereby approved, details of the all boundary treatments within and around the site and a timetable for their construction shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in accordance with the agreed details and retained for the lifetime of the development.

Reason: To safeguard the visual amenities of neighbouring residents and the locality.

9. Prior to the first occupation of the development hereby approved a scheme for the provision of fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) for (i) all dwellings which include on-plot vehicle parking and (ii) 20% of the vehicle parking spaces for the apartments shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the individual dwellings. Thereafter, the approved scheme shall be 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.

10. Prior to the first occupation of the development hereby approved a scheme for the provision of fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) for the dwellings which do not have on-plot vehicle parking (excluding apartments) shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the individual dwellings. Thereafter, the approved scheme shall be 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.

11. No part of the development shall be occupied unless and until the redundant footway along the north-west boundary of the site is replaced with landscaping in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the dwellings and retained for the lifetime of the development.

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

12. No part of the development hereby approved shall be occupied unless and until the footway along the northern boundary of the site is constructed in accordance with drawing number S857-HE-01 Rev_O. This includes the portion of footway which enters the north-west of the site opposite Plot 11 and Plot 16. Once constructed the footway shall be dedicated as public highway and shall be retained in perpetuity.

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 commenced unless and until a scheme for detailed layout of internal roads, footways and cycle routes has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. There shall be no obstruction to visibility splays between 0.6m and 2m high above ground level. The approved details shall be implemented before the first occupation of the development or in accordance with a timetable which has also been approved in writing by the Local Planning Authority and thereafter retained.

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

14. The pedestrian access from the site to Public Footpath Number 118, south of Plot 36, shall remain open and accessible to the public at all times and shall be retained and maintained to the satisfaction of the Local Planning Authority.

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

15. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with drawing number S857-HE-01 Rev_O for vehicles and 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 purpose.

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 first occupied unless and until the secure, covered, illuminated cycle storage facilities have been laid out within the site in accordance with drawing numbers. S857/HoE/P67-78/BCS, S857/HoE/P51/01 and S857/HoE/P56-57/01) for cycles to be parked to serve the 12no. apartments at Plots 67-78 and the 2no. 'Flat Over Garages (FOGs)' at Plots 51 and 56. Thereafter the cycle parking facilities shall be retained and maintained for their designated purpose.

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

17. The development shall only be carried out in accordance with the approved Energy Statement (prepared by Southern Energy Consultants, dated 27.02.21). Prior to the occupation of each house type, a summary showing the emissions rate, as set out in the final SAP assessment, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with Policy D2 of Guildford Borough Local Plan: Strategy and Sites.

18. 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, location and the design of the proposed photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: To ensure that the proposal remains in keeping with the character and appearance of the surrounding area and to protect the setting of the conservation area and neighbouring listed buildings.

19. 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.

20. Before the development hereby approved is first occupied, a Waste and Refuse Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include details such as the location of bin stores, presentation points etc. The approved strategy shall be implemented in full before the first occupation of the development and shall remain in operation in perpetuity.

Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development.

21. No development above ground level shall commence until a Sensitive Lighting Management Plan (for all roads and public areas) (to comply with 'Bats and Lighting in the UK - Bats and Built Environment Series) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the implementation of the works. The development shall then be carried out in accordance with the approved details.

Reason: To prevent adverse impacts on protected species, in particular bats, resulting from the proposed development works and to protect the visual amenity of the surrounding area.

22. No development shall commence (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) until a scheme including plans, has been submitted to and approved in writing by the Local Planning Authority for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of each building where practicable or supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP.

Reason: To ensure that the new development is provided with high quality broadband services and digital connectivity.

23. Before the development hereby approved is commenced, a plan showing the location of the ten Building Regulations 'accessible and adaptable dwellings M4(2) and the five Building Regulations M4(3)(2) wheelchair accessible dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In order to provide a flexible housing stock to meet a wide range of accommodation needs.

24. Before the commencement of the development hereby approved, evidence that bat surveys which are in line with best practice have been undertaken between May and July to determine whether a maternity roost is present, and between November and February to determine whether a hibernation roost is present shall be submitted to and approved in writing by the Local Planning Authority. The surveys must be undertaken the season before construction activities commence. The development shall only be carried out in accordance with the agreed details.

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

25. The development hereby permitted shall only be built in accordance with the measures, processes and standards set out in the following documents:

- Energy Statement (prepared by Southern Energy Consultants, revision dated 18/02/2022).
- Supplementary Sustainability Statement (prepared by Berkeley Homes, dated February 2022)
- Sustainable Specification and Procurement Policy (prepared by Berkeley Group PLC, dated June 2017)

The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To ensure that the development takes sustainable design and construction principles into account, including climate change adaption and reducing carbon emissions and addressing the performance gap.

26. Prior to the occupation of each completed building, a pressure test must be undertaken and the results submitted to and approved in writing by the Local Planning Authority. Where a pressure test does not meet the standards proposed in the Energy Statement (a maximum air leakage rate of 4m³/h.m²@50Pa) the building must be brought up to standard prior to the occupation of each completed building and the final results submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes sustainable design and construction principles into account, including climate change adaption and reducing carbon emissions and addressing the performance gap.

27. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority that demonstrates how waste generated from construction and excavation activities would be dealt with in accordance with the waste hierarchy. The development shall only be carried out in accordance with the approved Site Waste Management Plan which will subsequently be kept up-to-date throughout the development process in accordance with established methodology.

Reason: To ensure that the development takes waste hierarchy into account to manage waste. It is considered necessary for this to be a pre-commencement condition because waste will begin to be generated as soon as any development commences on the site.

28. The approved Arboricultural Method Statement and Tree Protection Plan prepared by Barrell Tree Consultancy, dated 16th February 2021 (Ref. 13441-AA7-CA), must be adhered to in full. No development shall commence until tree protection measures, and any other pre-commencement measures as set out in the AMS and TPP, have been installed/implemented. This included the requirement of a pre-commencement site meeting with the project arboriculturist, LPA Tree Officer, and Site Manager. The protection measures shall be maintained in

accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed consulting arboriculturalist.

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

Informatives:

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

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

In this case pre-application advice was not sought before submission. However, Officers have secured amendments to the scheme during the formal assessment. As amended, the proposal is now deemed to be acceptable.

3. Highways informatives:

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footways, 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.

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 footways, 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 www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme.

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice

The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.

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

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. For guidance and further information on charging modes and connector types please refer to: www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html

4. The applicant is advised that in relation to condition 18, the Local Planning Authority expects the use of photovoltaic panels which are flush with the roof surface. This is in order to protect the character and appearance of the development and the setting of the conservation area.
5. The applicant should ensure that an appropriate bat mitigation licence for the development has been sought and approved.

Officer's Report

Site description

This application is the final reserved matters application for the hybrid development for the replacement of the existing Howard of Effingham school and the provision of 295 dwellings. The hybrid planning application was given permission by the Secretary of State in 2018. Reserved

matters applications have already been approved for the replacement school, as well as 159 of the dwellings on the Lodge Farm site. This proposal relates to the residential re-development on the existing school site, which will become vacant once the new school has been constructed on the site opposite.

The existing school site is located on the southern side of Lower Road in Effingham. It is currently occupied by a range of permanent and temporary school buildings, a sports hall, play areas, pitches and staff and visitor parking. There is also an older lodge building to the front of the site, however, this is being retained as part of the scheme.

The site is bordered to the west by the Effingham Place residential development (which include one Grade II listed building) and to the south by the King George V recreational and sports area. As noted above, the site directly opposite the existing school on the other side of Lower Road also forms part of the original hybrid application and reserved matters approval has already been given for the replacement school and 159 dwellings on this site. To the east of the site is a collection of buildings which includes All Saints Church (Grade II*) and Manor House School (Grade II). These are both within the administrative boundary of Mole Valley District Council (MVDC).

The site is outside of, but adjoining Effingham Conservation Area (to the south and west of the site). To the east of the site and again within Mole Valley District Council is Little Bookham Conservation Area.

There is a public footpath running along the southern boundary of the site.

The site is within the 5 to 7 kilometre buffer of the TBHSPA. The site is not located in the Green Belt, although it does boarder it to the north and south.

Proposal

Reserved matters application pursuant to outline permission 14/P/02109 approved on 21/03/2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings.

The proposed reserved matters application generally follows the parameter plans which were approved by the Secretary of State in 2018. The proposal includes the provision of 99 dwellings (this quantum having been already approved), with one access serving the development to the west of the existing gate lodge (where the main vehicular access into the school is at present). This would lead to a central green with a retained tree in the middle and this green would be flanked on three sides by the taller buildings within the scheme.

A row of two storey dwellings would front Lower Road, most with a parallel internal access road running in between, which means that these properties would be well set back from the road. Along the south-western boundary of the site, there would also be a ribbon of mainly two storey dwellings which would front onto the King George V recreation area. Again, most of these dwellings would either be set behind existing trees or well set back into the site behind an internal access road. The rest of the site is arranged in perimeter blocks which would front onto the internal estate roads. The proposal contains one block of apartments in the north-eastern corner of the site.

The proposal provides a total of 235 car parking spaces. A Local Area for Play is provided along the western boundary.

It should also be noted that following concerns that were expressed by Officers, the applicant has amended the scheme since its original submission. The main changes include:

- improvements to the layout of the development - including setting blocks to face the internal roads;
- improvements to the design and finish of some of the dwellings; and
- a reduction in some of the building heights.

Residents and consultees were given the opportunity to comment on the amended plans.

Proposed Mix					
	1-bed	2-bed	3-bed	4+-bed	Total
Total dwellings	9	16	51	23	99
Of which...					
Houses	--	13	50	23	86
Apartments	9	4	--	--	13
Affordable	9	5	5	--	19

Relevant planning history

Reference:	Description:	Decision Summary:	Appeal:
21/P/01306	Hybrid planning application for outline planning permission (only access to be considered) for the erection of 4 self-build dwellings on land at 408-410 Lower Road, Effingham following demolition of all existing buildings; and full planning permission for the erection of 110 dwellings, with access, parking, community assets, landscaping, and associated works on land at Effingham Lodge Farm, Lower Road, Effingham.	Pending	N/A
21/P/01283	Variation of condition 1 (approved plans) of planning permission 14/P/02109, approved at appeal on 21/03/2018, to refer to updated parameter plans annotated to show the areas no longer to be developed pursuant to that application.	Pending	N/A

20/P/02048	Reserved matters application pursuant to hybrid application 14/P/02109 for the replacement of Howard of Effingham School to consider the detailed design, associated playing fields, MUGA, parking and landscaping works.	Approve 01/03/2021	N/A
20/P/00249	Reserved matters application pursuant to outline application 14/P/02109, approved on 21/03/2018 for the nursery school and caretakers lodge.	Approve 15/04/2020	N/A
19/P/01760	Reserved matters application pursuant to outline application 14/P/02109 for the development of 159 dwellings with associated access, parking and landscape works.	Approve 18/02/2020	N/A
19/P/01451	Reserved matters application pursuant to hybrid application 14/P/02109 for the replacement of Howard of Effingham School to consider the detailed design, associated playing fields, MUGA, parking and landscaping works (amended plans received which alter the size of the sports hall from 33m x 27m to 34.5m x 25.87m).	Approve 10/01/2020	N/A
14/P/02109	Hybrid planning application for outline permission (only access to be considered) for the erection of a replacement secondary school for Howard of Effingham and up to 258 residential dwellings with means of access at Howard of Effingham School and Lodge Farm, Lower Road following demolition of all existing buildings; and full permission for the erection of 37 dwellings, with access, parking and landscaping works on land at Brown's Field, Brown's Lane, Effingham.	Refused	Appeal Allowed

Consultations

Statutory consultees

County Highway Authority, Surrey County Council: No objections, subject to conditions and informatives.

Natural England: No objections raised, subject to the development complying with the adopted

Thames Basin Heaths SPA SPD.

Lead Local Flood Authority (LLFA), Surrey County Council: No objections raised. [Officer Note: It is noted that this is a reserved matters application which follows from the approval of outline planning application 14/P/02109. The outline application included a full Flood Risk Assessment and drainage details. The outline was approved with conditions that control SuDS and drainage. These conditions will need to be discharged in the usual manner. As such, it is not necessary to impose the conditions recommended by the LLFA through this consultation response].

County Archaeologist, Surrey County Council: Notes that there is already an archaeology condition in place on the consented hybrid scheme. Recommends an informative stating that an archaeological field evaluation of the site is required once the school has been vacated but before the development commences.

Environment Agency: No requirement to provide comments on reserved matters applications. However, it is noted that the proposal should comply with the conditions recommended by the Environment Agency for the outline application.

Historic England: No comments to offer.

Sport England: Sport England note that the proposed development does not fall within their statutory remit [Officer Note: It is noted that Sport England were heavily involved with the original hybrid application and by the time the scheme was before the Secretary of State, they raised no objections to the proposal].

Internal consultees

Operational Services, Recycling and Waste: No comments received.

Non-statutory consultees

Mole Valley District Council: Note that the following points should be considered:

- the three-storey building at the north-eastern corner of the site could be a dominant feature on the outer edge of the site. It extends very near to the northern boundary and its long rear elevation would be very exposed to views from the land to the east and the main road;
- the impact of the proposed layout and scale on the Little Bookham Conservation Area and the Grade II* All Saints Church and proposed graveyard extension. The layout at the eastern side of the site differs greatly from the indicative layout submitted with the hybrid application 14/P/02109. In this indicative layout the two buildings at the eastern side were smaller and oriented so as preserve open space between them and into the site. The scale and orientation of the buildings now proposed in this location would have a stark and overbearing appearance towards the setting of the heritage assets;
- GBC is asked to take all reasonable steps to ensure that the outline permission conditions 16 and 17 are met in full and adhered to. These conditions relate to highway safety and parking along Lower Road and within the site; and
- GBC is asked to ensure that the level of pressure on roads and infrastructure is no greater than what was allowed under the outline permission 14/P/02109.

Regarding the amended plan, MVDC state that the changes do not overcome their concerns.

They reiterate that the reserved matters proposal would be more harmful than the appeal scheme to the setting of the listed buildings to the east.

Thames Water: No objections raised.

Surrey Police, Designing Out Crime: No objections. Secured by Design accreditation recommended.

Parish Council

Effingham Parish Council: The Parish Council's letter does not confirm whether they object to the proposal or not. The following points are noted:

- serious concerns about the scale, size and layout of the proposed dwellings and their proximity to each other. The design is densely packed and completely out of character with the village. It will harm the historic open setting of the village and cause material harm to the character and appearance of the Conservation Area;
- grave concerns about the close proximity of the housing on the southern side of the development to the KGV boundary and the Conservation Area;
- the borders of the development need improved shielding so as not to be out of character and unsightly. Footpaths are a highly valued asset to the village, providing access to leisurely walks through the surrounding countryside. Their role is not just functional and the views and openness should be given greater protection from encroachment by the development;
- concerned that the Lower Road street scene will be inappropriate to one of the major entry roads into the village;
- there should be more green space and open areas with development broken down into smaller discrete settlement areas. As it currently stands it has the feel of an urban estate;
- although the parking provision accords with ENP R1 for parking places for residents the Parish Council considers feel that there is insufficient visitor parking;
- requests GBC to thoroughly check whether the developer is including rooms that could be used as bedrooms meaning the loss of small homes and under provision of parking; and
- requests GBC speaks to the developer about restricting pets, especially dogs and cats, moving easily from the development on to the KGV fields and woods.

Regarding the amended plans, the Parish Council confirmed that their concerns remained. The following additional points were noted:

- the amended plans for the southern boundary with the KGV propose inadequate fencing in the Conservation Area. More robust fencing is required to restrict pets, especially dogs and cats, moving easily from the development on to the KGV fields and woods, and to stop possible traveller incursions, which have been and still are a concern in the Lower Road area; and
- continue to make to point that for the great majority of plots, that the Parish Council identified as being designed to possibly include an extra bedroom under the subterfuge of including a 'study' or 'dressing room'.

Amenity groups/Residents associations

Effingham Residents Association: The Residents' Association letter does not confirm whether they object to the proposal or not. The following points are noted:

- concerned that this reserved matters application is not compliant in a number of areas with the outline application agreed by the Secretary of State and the parameter plans with which it

had to largely accord;

- inadequate plans and drawings have been submitted;
- proposal is an overdevelopment of the site and its perceived density is not acceptable due in part to the number of three storey dwellings;
- the proposed dwellings have small amenity spaces and would be more suited to a city than a rural village;
- adverse impact on Lower Road streetscene;
- adverse impact on the King George V recreation area and Effingham Conservation Area;
- two hectares of open space should be provided across the wider application site;
- inadequate links to local footpath network;
- adverse impact on All Saints Church and Little Bookham Conservation Area;
- 13 visitor car parking spaces is inadequate;
- no mention of electric vehicle charging points;
- concerns regarding impact on dark skies;
- concerns over drainage and flooding;
- concerns regarding bat roosts; and
- lack of information on the retention of the gatekeepers lodge.

Regarding the amended plans, the Residents Association noted the following additional comments:

- disappointed that Berkeley Homes has not taken the opportunity to produce a new design that would actually complement the site, the village and the adjoining Conservation Area;
- relieved that Berkeley Homes has addressed the issue of the building heights not complying with the parameter plan. However, we still find the design and height of the buildings to be overbearing for this site;
- has a number of concerns about the new layout and, in particular, where it still does not comply with the parameter plans;
- concerns regarding proposed boundaries of the site and security; and
- other concerns in original letter remain.

Effingham Village Recreation Trust: The Trust's letter does not confirm whether they object to the proposal or not. The following points are noted:

- the Trust considers that the planning application has not sufficiently taken into account the need to minimise the general environmental impact of the development on King George V recreation area;
- the proposed access road at the south side of the development site is only separated from KGV woodland by a narrow strip of land. Views from the woodland, which at this point contains well used public footpaths, will be diminished; and
- directly to the south of the development site is a network of public footpaths across the northern side of KGV. These footpaths are arterial routes for foot traffic within the village and to other locations and are vital to healthy and sustainable living. Shielding between KGV and the new development is needed to maintain the privacy of the new residents and to prevent conflict between residents and visitors making their lawful passage along the footpaths.

Regarding the amended plans, the Trust noted the following additional comments:

- amended plans now under consideration continue to raise, and indeed amplify, the above concerns;
- the KGV land shares an extensive boundary along the proposed development's southern side. As such, this planning application is likely to have a considerable impact on many aspects of the Trust's land and its ability to discharge its charitable objectives in accordance

with the Trust's governing Charity Scheme;

- application has not sufficiently taken into account the need to minimise the general environmental impact of the development on our land;
- adverse visual impact on KGV and lack of boundary screening;
- the plans show a proposed access gate opening from the development site's southern road onto KGV land. This is wholly unacceptable, just as would be any proposal to make an unauthorised entrance onto any private land; and
- any boundary fence between the development site and the KGV land must be continuous, of a strong construction, of adequate height and without any access gates to minimise the risk of unauthorised access.

Guildford Society: Object for the following reasons:

- south-east corner of the site where two buildings with height and blank walls overlook green space need attention either by agreeing good tree barriers in the green space or alternate measures;
- lack of a green link through the site to connect Lower Road to King George V recreation area;
- building design and layout is surprisingly old fashioned and undistinguished;
- no mention of electric vehicle charging points;
- with the passage of time the Society is concerned that reasons to release land for this development are becoming weaker. The Inspector's report at para 35 refers to the lack of a five-year land supply and in paragraph 37 says the housing benefits carry very substantial weight. The local plan now provides a 5-year supply. [Officer Note: This is a reserved matters application. The principle of the development is not open for reconsideration]; and
- the local community benefits proportionally little from the Howard of Effingham school, which has a wide catchment area. On current plans few benefits to the local community are apparent from 14/ P/02109, the large outline housing scheme. [See Officer Note above].

Third party comments

20 letters of representation have been received raising a number of objections and concerns. The principal issues are summarised below:

- increase in the population of the village is not acceptable;
- the site is in the Green Belt and is not appropriate for development [Officer Note: The principle of the development has already been established. In addition, this site is not within the Green Belt];
- the proposal to build a new school does not constitute exceptional circumstances [See Officer Note above will also applies here];
- inherent conflict of interest which exists between the need to provide educational facilities, the responsibility of the local council and the requirement to build more houses [See Officer Note above will also applies here];
- Effingham does not need more housing [See Officer Note above will also applies here];
- increase in traffic;
- position of school is not acceptable [Officer Note: This application does not impact on the location of the school, as this has already been approved];
- concerns that this application is proposing to locate the dense affordable housing, which has very little green space around it, close to the boundary of All Saints Church and graveyard. This will mean that there could be noise emanating from that side of the boundary which would not be conducive to a peaceful graveyard where burials would be taking place. The graveyard and glebe land is regularly visited by those seeking a place of solace and reflection and is particularly important to those who have loved ones laid to rest there. The proposed housing should be set much further back from our boundary and the existing boundary hedge should

- be preserved in order to maintain privacy;
- parking spaces, as allocated for the 99 properties will not fulfil the probable number of vehicles that will belong to the occupants. This will lead to vehicles being parked against pavements, or more likely on pavements making them unsafe for pedestrians;
- proposal more appropriate for a city centre than a rural area;
- unacceptable layout;
- some dwellings have more bedrooms than are stated;
- concerns regarding the ability to access the KGV recreation area via the development;
- gardens of the dwellings should be against the boundary;
- lack of access to public footpaths;
- concerns regarding flooding and drainage;
- lack of local facilities for residents;
- impact on infrastructure;
- the 99 dwellings should be one-bedroom starter homes;
- size, bulk and height of the dwellings is unacceptable;
- proposed dwellings should reflect the design of the existing gate lodge;
- inadequate sustainability information;
- impact on ecology and wildlife; and
- air and noise pollution.

One letter of representation has been received which is in support of the proposal. No further comments were noted.

Planning policies

National Planning Policy Framework (NPPF):

Chapter 2. Achieving sustainable development

Chapter 4. Decision-making

Chapter 5. Delivering a sufficient supply of homes

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 11. Making effective use of land

Chapter 12. Achieving well designed places

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

Chapter 15. Conserving and enhancing the natural environment

Chapter 16. Conserving and enhancing the historic environment

National Design Guide 2019

South East Plan 2009:

Policy NRM6 Thames Basin Heath Special Protection Area

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

It is noted that the Guildford Borough Local Plan: Strategy and Sites 2015-2034 was adopted by the Council on 25 April 2019. Its policies now carry full weight in the assessment of planning applications. The policies considered relevant to this proposal are set out below.

Policy S1 Presumption in favour of sustainable development

Policy S2 Planning for the borough - our spatial strategy

Policy H1 Homes for all

Policy H2 Affordable homes

Policy P4 Flooding, flood risk and groundwater protection zones
Policy P5 Thames Basin Heaths Special Protection Area
Policy D1 Place shaping
Policy D2 Sustainable design, construction and energy
Policy D3 Historic Environment
Policy ID3 Sustainable transport for new developments
Policy ID4 Green and blue infrastructure

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

Although the Council has now adopted the Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS), some policies of the saved Local Plan 2003 continue to be relevant to the assessment of planning applications and carry full weight. The extant policies which are relevant to this proposal are set out below.

Policy G1 General standards of development
Policy G5 Design code
Policy H4 Housing in urban areas
Policy HE4 New development which affects the setting of a listed building
Policy R2 Recreational open space provision in relation to large residential developments
Policy NE4 Species protection

Effingham Neighbourhood Plan:

Policy G1 A spatial plan for Effingham
Policy G2 Landscape, heritage, character and design
Policy G3 Archaeology and the historic environment
Policy G5 Assessing suitability of sites for residential development
Policy H1 New homes in Effingham
Policy H2 Mix of housing
Policy ENV4 Dark skies
Policy ENV5 Air quality
Policy R1 Car parking
Policy R2 Sustainable movement: cycle routes, footways and pedestrian routes
Policy SA2 Previously developed land at Effingham Lodge Farm

Supplementary planning documents:

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD
Climate Change, Sustainable Design, Construction and Energy SPD
Planning Contributions SPD
Vehicle Parking Standards SPD
Residential Design SPG

Planning considerations

The main planning considerations in this case are:

- the principle of development
- housing
- impact on the character of the area and design of the proposal
- impact on the setting of the conservation area
- impact on the setting of listed buildings
- impact on neighbouring amenity

- amenity of proposed development
- highway/parking considerations
- flooding and drainage considerations
- sustainable energy
- open space provision
- impact on ecology
- Thames Basin Heaths SPA
- planning contributions

The principle of development

In 2014 a planning application for a replacement secondary school and 295 dwellings was submitted to the Local Planning Authority. Apart from 37 dwellings on a site along Brown's Field, the proposal was for outline planning permission. All matters apart from the access were reserved. In 2015, the Local Planning Authority refused planning permission for the development on various grounds including harm to the Green Belt, impact on ecology, harm to the conservation area and the character and appearance of the surroundings. The applicant appealed the decision and a Public Inquiry took place in May 2017. The appeal was subsequently recovered by the Secretary of State for determination and it was allowed in March 2018.

As regards this site, the appeal allowed the demolition of the existing school and the construction of 99 dwellings in its place. Access would be from Lower Road. The principle of residential development on this site has been firmly established through the appeal proposal and there is no opportunity to re-open this through the reserved matters application.

The current reserved matters application has been submitted to provide the remaining details relating to the appearance, landscaping, layout and scale of the development. While the principle of the development cannot now be reconsidered, the appearance, landscaping, layout and scale of the proposal will need to comply with all relevant local and national policies. This assessment will be carried out below.

Housing

This section of the report will assess the housing provision of the development and its compliance with the Local Plan.

Affordable housing

Policy H2 of the LPSS seeks at least 40 per cent of the homes on application sites to be affordable, with the mix in tenures being the same as set out above. While this is the case, the Secretary of State has already agreed that this site cannot deliver that quantum of affordable housing due in part to the delivery of the replacement secondary school. The applicant has provided the number of affordable units which was agreed through the outline permission. The total provision is 19 units, which are broken down into seven affordable rented properties and 12 discount market sales.

While the proposal is not compliant with the Local Plan in this regard, the departure from the adopted policy has already been agreed by the Secretary of State. The applicant is complying with what has been agreed through the outline permission. Given these circumstances, the Local Planning Authority cannot raise an objection to the proposal on these grounds.

Dwelling mix

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

Further to this, it is noted that policy H2 of the Effingham Neighbourhood Plan requires new residential development of 10 units or above to provide the following mix of housing tenures, types and sizes to meet the needs of prospective households in Effingham and to deliver a wider choice of homes within the Neighbourhood Plan Area:

- at least 20% of market homes shall have only one bedroom, and at least 60% shall have only two bedrooms.
- no more than 40% of two-bedroom market homes shall be flats.
- the percentage of affordable homes shall be as set out in the Guildford Borough Local Plan.
- at least 30% of affordable homes shall have three bedrooms in accordance with the most recent evidence regarding housing mix needs.

The housing mix for the proposed development is set out in the table below.

Table 1			
Overall Housing Mix	No.	SHMA % Req	Provided %
1 bed	9	20	9.1
2 bed	16	30	16.2
3 bed	51	35	51.5
4 bed	23	15	23.2
Total	99		

Table 2			
Market Mix	No.	SHMA % Req	Provided %
1 bed	0	10	0
2 bed	11	30	13.8
3 bed	46	40	57.5
4 bed	23	20	28.7
Total	80		

Table 3			
Affordable Mix	No.	SHMA % Req	Provided %
1 bed	9	40	47.4
2 bed	5	30	26.3
3 bed	5	25	26.3
4 bed	0	5	0
Total	19		

It is noted that the proposal is not in line with the Council's desired housing mix as set out in the SHMA. The proposal would also fail to provide the mix required by the Neighbourhood Plan.

While this is the case, it must be noted that the outline application was considered against a

viability assessment which set out that due to the delivery of the replacement school (and the other infrastructure requirements), the proposal was only viable with a reduced affordable housing provision and on the basis of the housing mix which was set out in the appeal. Altering the housing mix considered by the Secretary of State, by increasing the number of smaller units that the scheme delivers is highly likely to negatively impact on the scheme viability. As a consequence, the delivery of the school may be threatened.

While it is acknowledged that under normal circumstances the Council would expect a site of this size to be SHMA compliant, given the unique situation and the appeal decision, the proposed mix is accepted on the basis that it is required to ensure that the scheme as a whole, is delivered.

It is also noted that approximately 12 of the proposed dwellings include 'bonus rooms' which could in theory be occupied as additional bedrooms. These 'bonus rooms' include spaces which are marked on the proposed plans as being dressing rooms, studies and tv rooms. Taking a worst case scenario, if all 12 bonus rooms were converted into bedrooms, the proposal would see ten of the proposed three-bedroom units becoming four-bedroom units and two two-bedroom units becoming three-bedrooms. It is acknowledged that this worst case scenario would move the proposal even further away from being compliant with the SHMA. This issue has been brought to the attention of the applicant and they note that under the current circumstances with increased home-working etc it is their experience that customers do use these bonus rooms for their intended purpose (i.e. incidental to the dwelling, rather than for extra bedroom space). However, even if this was not to be the case, the solution would be an amendment to the plans which remove the internal walls which create the 'bonus rooms' resulting in a larger bedroom for each of the 12 plots. This is not something that the Council could control by any means and the internal sub-division of these spaces could be undertaken at any time without the benefit of planning permission. In addition, the possible 12 additional bedrooms and slightly larger dwellings would not have such an impact on the borough wide SHMA requirement that a refusal on these grounds could be substantiated. Given this, and the complicated nature of the proposal, which has viability issues, it is considered that the proposal is acceptable in this regard.

Accessible units

Policy H1 of the LPSS requires that 'on residential development sites of 25 homes or more 10% of new homes will be required to meet Building Regulations M4(2) category 2 standard 'accessible and adaptable dwellings' and 5% of new homes will be required to meet Building Regulations M4(3)(b) category 3 wheelchair user accessible dwellings standard'.

According to the Design and Access Statement, the proposal would provide a total of five wheelchair user dwellings and ten accessible dwellings. This is compliant with the Council's requirements and they will be secured through condition.

Impact on the character of the area and design of the proposal

Paragraph 126 of the NPPF states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF notes that decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over

- the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The National Design Guide also provides useful information on how to design scheme which take into account context, identity, the built form and public spaces etc.

Policy D1 of the LPSS makes clear that new development will be required to achieve a high quality design that responds to the distinctive local character of the area in which it is set. The design criterion set out in policy G5 of the saved Local Plan are also relevant.

As regards the impact on the character of the area, the Planning Inspectorate noted that

'there is common agreement that at best the existing school complex has a neutral effect on the setting of the Effingham Conservation Area. A more critical eye might conclude that the ad hoc, incremental arrangement of essentially utilitarian structures detracts from the setting of the historic village, especially when approached from the east. That said, such is the verdancy and depth of the tree cover to the south of the site that the perception of the historic settlement beyond is very limited. In this context, the proposed residential development and, with appropriate handling of form, massing and additional landscape treatment resolved through reserved matters, could quite reasonably ameliorate or overcome and resolve the deleterious utilitarian character of the site and so certainly avoid material harm to the setting of Effingham Conservation Area. On these terms, this element of the development would accord with paragraph 132 of the Framework which seeks the conservation of designated heritage assets and their settings and with policy HE10 of the GBLP, which seeks the same...Again, the western and northern approaches to the Little Bookham Conservation Area and the group of listed buildings located within are screened by dense, characterful, mature and verdant tree cover. In combination with increased distance from Site No.1 and intervening ancillary structures such as high boundary walls, this cover effectively screens the Manor, Farmhouse and Barn from any direct inter-visibility and in such circumstances there would be no material harm to the setting of these listed buildings. The graveyard, with its scattered monuments and shady wooded cover, is an intrinsic and important constituent of the setting of the church, positively contributing to its significance as a highly graded designated heritage asset. The flashes of the verdant green of playing fields beyond, seen beneath the low tree canopy, offer a sense of pastoral context beyond, enhancing the perception of a separation between the settlements. It is the case that the residential development would extend the eastward extent of built form on the site, bringing it closer to the Little Bookham Conservation Area boundary and the limits of the church graveyard. However, the existing school structures on the eastern periphery of the site are the most

substantial within the complex and, with careful consideration of reserved matters, the massing and placement of lesser residential development would effectively mitigate the small encroachment to the east. Moreover, with the addition of appropriate planting to further soften and screen the development when viewed from the west, secured through reserved matters conditions, material harm to the setting of the Little Bookham designated heritage assets could be avoided, also in accordance with the conclusions of Historic England as set out in their initial advice. A constituent of the character of the setting of the church is its relative tranquillity. This is certainly the case in respect of its immediate precincts, where the quiet shade of its enveloping trees provide such respite for those within. However, the presence of traffic on Lower Road is not entirely excluded and the intense activity associated with the school at predicted times is not far away. The comings and goings associated with the proposed residential development are unlikely to be greater, and on balance, this sense of immediate quiet would be maintained. In this regard therefore the development of Site No.1 would preserve the setting of the listed buildings, so according with the requirements of section 66 of the Act and comply with paragraph 132 of the Framework, which affords great weight to the conservation of designated heritage assets and their setting'.

It has been noted in some responses to the planning application that the current proposal does not align with the parameter plans which were considered by the Inspector. Officers have considered this issue and broadly speaking consider that the reserved matters application does correspond with the parameter plans. For instance, the parameter plans show six areas of the site which may accommodate buildings which are two and a half to three storeys in height (a ridge height of between 10.5 to 13.5 metres is also provided), as well as a higher density area around the central open space area. It is also noted that in broad terms, the illustrative masterplan approved by the Secretary of State is being followed through in the reserved matters application. However, as will be set out below, Officers believe that the layout has been significantly improved as a result of the amendments which have been secured through this reserved matters application.

Taking the above context into account, the proposed design and layout of the scheme will be assessed below.

The amended layout, which is based on the illustrative masterplan approved by the Secretary of State, consists of a central open space area which is flanked to the south, east and west by larger townhouse style properties. It is firstly noted that these properties are broadly reflective of the townhouses already approved on the Lodge Farm site and secondly are situated in an area which was designated on the parameter plans for a denser and taller form of development. In this regard the proposal does not offer a conflict with the approved hybrid scheme.

The southern half of the site consist of two rows of dwellings. Officers have secured amendments to the scheme which ensure the dwellings along the northern row all front onto the estate road. This is a significant improvement to the plan and will help with the creation of an attractive streetscene within the development. The southern row would front onto the boundary of the site which is shared with the King George V recreation area. The dwellings here would be in broadly the position indicated on the parameter plans and in the majority of cases would be well set back from the boundary due to their front gardens and the presence of an internal road. The southern boundary of the site is intended to remain open, with only a small knee-rail delineating the different ownerships. It is noted that significant concerns have been raised by the Parish Council and the Effingham Village Recreation Trust regarding the treatment of the southern boundary of the site and the interaction between the two uses. Officers have considered this matter in detail. It is considered that the suggestions made to provide a secure and impenetrable boundary along

the southern boundary of the site would not be appropriate. It is not understood why views of the dwellings from the KGV would be in any way harmful to this area of the village, especially given this relationship was always envisaged in the hybrid proposal. The integration of the two sites would increase pedestrian permeability in the area and would allow the development to better integrate into its surroundings. As a result, Officers do not believe that this area of the design is objectionable.

The northern half of the development would see a row of dwellings front onto Lower Road in much the same way as is shown on the illustrative masterplan. The vast majority of the dwellings would be well set back from Lower Road and would allow for some planting to be provided between the highway and the dwellings. The proposal would provide an active and attractive streetscene to Lower Road, which to some could be considered an improvement over the current school. The dwellings would be well spaced apart, and as a result, the development would not appear cramped or overbearing on the road, in keeping with the semi-rural nature of the village.

The eastern boundary of the site would see the proposed apartment block, parking and a row of terraced housing. It is acknowledged that this side of the site does depart from the illustrative masterplan. The proposal creates two built forms which would run parallel to the western boundary, whereas some of the buildings on the masterplan were set perpendicular to the boundary. The applicant has made some amendments to this area of the site, which have improved the scheme and in urban design and layout terms, the layout would not be objectionable. The impact on the neighbouring heritage assets will be discussed below.

The proposal includes numerous areas of open space within the development. The largest is the area at the centre of the site which will include a retained tree. A further open space area, which includes a Local Area for Play is provided along the western boundary of the site close to the copse which separates the site from Effingham Place.

In terms of design, the proposed dwellings have a relatively traditional appearance. They are well detailed and the Local Planning Authority is content that design will be of a high standard. The materials have been simplified at the request of offers and now the palette consists of red brick, tile hanging, flint and clay tile roofs.

With conditions to control the external materials the proposal is deemed to be consistent with policy D1 of the LPSS, policy G5 of the saved Local Plan and the relevant provisions of the NPPF. The proposal would create a new residential community which is reflective of the surrounding context, but yet will still have its own identity. The development is considered to be of a high standard of design and is also considered to be reflective of the guidance set out in the National Design Guide.

Impact on the setting of the conservation area

Effingham Conservation Area is located to the west and south of the application site. Little Bookham Conservation Area, which is within Mole Valley, is located to the east and south-east of the site. As such, the proposal has the potential to impact on the setting of both conservation areas. Paragraphs 199 and 200 of the NPPF state that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Policy D3 of the LPSS states that 'the historic environment will be conserved and

enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported'. Policy HE10 of the saved Local Plan states that the Council 'will not grant permission for development which would harm the setting of a conservation area, or views into or out of that area'. Policy G2 of the Neighbourhood Plan is also relevant.

The impact of the development as a whole on the setting of Effingham Conservation Area was assessed in detail by both the Planning Inspectorate and the SoS. It was concluded that the proposed development 'would not have a materially harmful effect on the setting of Effingham Conservation Area taken as a whole'. The reserved matters scheme does not represent a material or significant departure from the indicative outline proposal. The southern boundary of the site is considered to be the most sensitive in this regard. The majority of the dwellings along the southern boundary would be well set back from the boundary of the conservation area and would be screened with a new planting scheme. Compared to the existing situation which sees a mix of un-descript school buildings and green palisade fencing, it could be argued that the proposal would improve the setting of the conservation area in this specific location. It is noted that the south-eastern corner of the site would present rear gardens to the conservation area, which would be screened by panel fencing. A similar arrangement would have been required for the approved hybrid proposal. However, it is noted that the area of land in front of this fencing is planted with a dense scrub and hedging which will help to act as a screen.

As such, it is considered that the Inspector's and SoS decision that the setting of Effingham Conservation would not be harmed by the proposal is still valid and must be given substantial weight in the assessment. No objections have been raised by the Council's Conservation Officer.

As regards Little Bookham Conservation Area, the appeal decision noted that *'the western and northern approaches to the Little Bookham Conservation Area and the group of listed buildings located within are screened by dense, characterful, mature and verdant tree cover...It is the case that the residential development would extend the eastward extent of built form on the site, bringing it closer to the Little Bookham Conservation Area boundary and the limits of the church graveyard. However, the existing school structures on the eastern periphery of the site are the most substantial within the complex and, with careful consideration of reserved matters, the massing and placement of lesser residential development would effectively mitigate the small encroachment to the east. Moreover, with the addition of appropriate planting to further soften and screen the development when viewed from the west, secured through reserved matters conditions, material harm to the setting of the Little Bookham designated heritage assets could be avoided...'* In this regard it is noted that the proposed reserved matters proposal does differ from the hybrid permission. There are still four terraced dwellings and an apartment block proposed along the eastern boundary, however, the buildings have now been switched with the larger apartment building now fronting onto Lower Road, with the terrace dwellings in the south-east corner. The terrace would be modest in size, with a ridge height of approximately nine metres and it would be situated approximately 22 metres from the boundary of Little Bookham Conservation Area. With the retention of the existing tree in this corner of the site and new planting, the proposed terrace building would not result in any harm to the significance of the conservation area. The proposed apartment building has been altered at the request of Officers, and as a result, its bulk and height has been reduced by approximately one metre. Given its current location, the building would be 47 metres away from the conservation area boundary and with additional landscaping along the eastern boundary of the site, and the planting which already exists on the intervening land, the apartment building would not result in any harm to the setting

of Little Bookham Conservation Area.

On this basis, the proposal is not considered to result in any harm to the setting of the conservation areas surrounding the site.

Impact on the setting of listed buildings

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.'*

Case-law has confirmed that, when concerned with developments that would cause adverse impacts to the significance of designated heritage assets (including through impacts on their setting) then this is a factor which must be given considerable importance and weight in any balancing exercise.

Turning to policy, Chapter 16 of the National Planning Policy Framework sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs. Paragraph 195 sets out that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraph 199 of the NPPF applies to designated heritage assets. It states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. This policy reflects the statutory duty in section 66(1). Paragraph 200 goes on to note that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.

Policy D3 of the LPSS is generally reflective of the NPPF and it states:

- the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported; and
- the impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.

In this case the proposal has the potential to affect the setting of Effingham Place (Grade II listed), as well as All Saints Church (Grade II*) and Manor House School (Grade II), which are both within the administrative boundary of MVDC.

The principle of siting 99 dwellings within the setting of a number of listed buildings has already

been accepted by the outline permission. It is noted that the layout and design of the scheme is broadly reflective of the outline parameter plans and this needs to be given substantial weight in the assessment.

As regards Effingham Place, the site would continue to be screened from this building by a dense copse of trees. The layout of the western side of the development has not changed significantly, so it is considered that this proposal would not result in any harm to the significance of this asset. The same could be said for the other listed buildings which front onto Lower Road, which would be a significant distance from the site.

As regards the listed buildings within Mole Valley, the concerns raised by that Council are recognised. Officers have secured amendments to the scheme which alter the design of the proposed apartment building and reduce its height by approximately one metre. However, it is noted that MVDC continue to raise concerns about the relationship of the proposal to the listed buildings.

While it is acknowledged that the eastern boundary of the site differs from the outline parameter plans, this is to be expected and is not in itself objectionable. As noted in the section above, the outline scheme saw two main buildings (and a car barn) located perpendicular to the eastern boundary. The result was that less mass would have been presented to views from the east, however, the drawback was that the buildings would have been very close to the boundary. The proposal now sees two buildings which run parallel to the eastern boundary of the site (the car barn has been removed). While this means that more of the buildings would be visible from the east, they are now further away from the common boundary that set out in the outline parameter plans. There would now be a gap of between (approximately) 6.8 and ten metres to the eastern boundary, whereas the outline scheme showed the apartment building within five metres of the boundary at its closest point and the terrace of houses within 1.87 metres. The current proposal also removes built form from the very south-eastern corner of the site, which will give greater opportunity for planting and screening to this part of the development.

It is noted that All Saints Church is located approximately 100 metres to the east of the site. While it has a sense of being located within a rural setting, views of the existing school buildings, particularly the taller sports hall etc, can be gained from within its vicinity, particularly in winter. The proposal is different to the appeal scheme and would change the impact on All Saints Church however, for the reasons set out above, it is not considered that this change would be more harmful to its setting. It should also be noted that the Inspector also took into account the existing screening to the east of the site. He noted that *'it is the case that the residential development of Site No.1 will extend the built form of the school beyond the existing envelope to the east. However, as indicated above, because of the extensive tree cover along the southern part of Lower road and the remaining area of green space beyond and the dense tree planting around the Church of All Saints, the strong sense of separation between the settlements here would remain'*.

With regard to Manor House School it is noted that the built form has been removed from the south-eastern corner of the site and the apartment building has been switched for a relatively modest row of terraced cottages. Taking into account the screening which could be secured in this corner of the site, the proposal would not result in any greater harm to the setting of Manor House School than the outline proposals.

Taking into account the detailed (amended) plans submitted with this reserved matters

application, the Local Planning Authority is satisfied that over and above the outline permission, the proposal would not result in any greater harm to the setting of neighbouring listed buildings.

The proposal is therefore deemed to be acceptable in this regard.

Impact on neighbouring amenity

The proposed development has a limited number of neighbouring properties. The closest to the site is The Lodge Cottage which is located at the entrance to Effingham Place to the north-west of the site. The proposed dwelling on plot 16 would extend beyond the front elevation of The Lodge Cottage, however, due to the distance of separation between the buildings and the boundary treatment, there would be no loss of privacy or amenity to the occupants of this property.

The representatives of All Saints Church and MVDC note that the graveyard to the east of the site is to be extended. Concerns have been raised over the impact on this space in terms of its privacy and tranquility. In terms of privacy it is noted that the possible site for the graveyard extension would be opposite the terrace of cottages. While these properties would have windows overlooking the site, they would be set back into the site by ten metres and would be limited to non-habitable bedroom windows. This building would also be partly screened from views by existing large boundary trees which are being retained. As regards the impact of noise and comings and goings, it is not felt that the current proposal would be materially different from the outline layout in this regard.

The proposal is not likely to have an amenity impact on any other existing residential property.

On the above basis, the proposal would not have any harmful impacts on the amenities of surrounding properties and it is deemed to be acceptable in this regard.

Amenity of the proposed development

Policy H1 of the LPSS states that 'all new residential development must conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG)'.

The applicant has submitted a space standards schedule which confirms that all properties would meet the Council's requirements. In terms of outdoor amenity space it is noted that all of the houses have adequately sized private garden areas. It is acknowledged that there are limited open space opportunities for the proposed apartment building. While this is regrettable, the proposal includes a large area of open space in the centre of the site, as well as a number of other smaller open space areas. There would also be easy access to the KGV recreation area from the site. On this basis, the proposal is deemed to be acceptable in this regard.

The communal open space provided on the site is generally in accordance with the parameter plans approved by the Secretary of State. A large area of open space is provided at the centre of the site, as well as a smaller area to the west, which incorporates a children's play area.

As such, the amenity of the proposed units is deemed to be acceptable.

Highway/parking considerations

Paragraph 111 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

Access and the effect of the proposed development on the local highway network and the safety of highway users, were matters that were considered as part of the hybrid planning application. Although the Inspector acknowledged the concerns raised by the public and the Parish Council about highway safety and capacity, it was noted that 'there was very little to challenge the conclusions of both other main parties' [i.e. the appellant and Local Planning Authority who raised no objection to the outline application on highways grounds]. The mitigation measures secured as part of the appeal will continue to apply.

In terms of access it is noted that the proposal is consistent with the original proposal submitted for reserved matters approval. It includes one access to the site from Lower Road which would be located in the same position as the main existing access into the school. No objections are raised to this by the County Highway Authority.

In terms of parking the proposal includes a total of 235 on-site parking spaces, this includes 13 visitor parking spaces. This exceeds the maximum parking standards set out in the Council's Vehicle Parking Standards SPD which is for a maximum total of 181 spaces. However, it must be noted that the proposal exceeds the minimum standards set out in policy R1 of the Effingham Neighbourhood Plan, which is for a total of 212 on-site spaces.

While it is acknowledged that the proposal exceeds the Council's maximum standards, the requirements of the neighbourhood plan must be given weight. In this instance, the level of on-site parking is deemed to be acceptable.

Taking into account the outline application and the matters discussed above, together with the fact that the County Highway Authority raise no objection to the development, the proposal would not result in a severe impact on the highway network and is considered to be acceptable in this regard.

Flooding and drainage considerations

The issue of flooding and drainage was considered by the Secretary of State as part of the outline proposal and no concerns were raised.

Although it is acknowledged that residents have raised concerns about the drainage of the site and the capacity of the sewage network in this area, given the above, these matters cannot be considered afresh.

It is however noted that the outline application includes various conditions which require the applicant to submit additional drainage information. This will continue to apply to this reserved matters application.

Sustainable energy

Policy D2 of the LPSS states that new buildings must achieve a reduction in carbon emissions of at least 20 per cent and that this should be through the provision of appropriate renewable and low carbon energy technologies and the use of good quality building fabric.

It is noted that the original energy information submitted by the applicant was not considered to be acceptable. Through negotiation with Officers, an amended Energy Assessment has been submitted which is now considered to greatly exceed the requirements of policy D2 and the Council's Climate Change, Sustainable Design, Construction and Energy SPD.

It is noted that the improvements to fabric standards ensure compliance with the energy hierarchy element of policy D2. Based on the data available, the revised fabric specifications for the standard units will result in them achieving carbon reductions of around 6-16% over the baseline target emission rate. Most units will achieve over 10% and a good number will achieve well above this level. It is noted that the applicant has agreed to fit all of the dwellings with air source heat pumps. Once these are factored in, the scheme achieves an overall carbon reduction of slightly over 56%, and as a gas free scheme it will eventually become zero carbon. This exceeds the Policy D2 requirement for a 20% carbon reduction by some way. This will be secured by condition and should weigh heavily in favour of granting permission.

New development is required to minimise waste, in accordance with the waste hierarchy. A Waste Management Strategy has been submitted with the application and this will be secured through condition.

With regards to water efficiency, measures have been incorporated to ensure water use is less than 110 litres per person per day including water efficient taps, toilets and showers, water meters and flow restrictors to ensure water pressure achieves optimum levels..

With the conditions in place, the proposal is deemed to be compliant with policy D2 of the Local Plan and the Council's Climate Change, Sustainable Design, Construction and Energy SPD.

Impact on ecology

The impact on ecology was carefully considered by the Secretary of State. The ecology conditions imposed on the outline permission will continue to apply to this reserved matters application.

Notwithstanding this, the applicant has submitted a short update to the ecological assessment carried out as part of the outline application. It notes that the ecological condition has not materially changed since the outline permission was granted. In addition, following concern which were expressed by Surrey Wildlife Trust with regard to bats, the applicant has also submitted an outline bat mitigation strategy. If bats are found on site when demolition begins, this plan sets out how this will be controlled and mitigated. Surrey Wildlife Trust has reviewed the bat mitigation strategy and subject to conditions, raises no objections.

Impact on trees

The Council's Tree Officer has assessed the proposal. It is noted that a certain number of trees will need to be felled to facilitate the proposal, and this follows on from the allowed outline proposal.

To facilitate the development proposals, there will be the requirement to remove a total of four B grade trees of moderate quality. These trees were identified in the Barrell tree report (13441-AA7-CA), as T7, a pollarded Lime tree, and three Lime trees that form part of the wider group identified as G60. Neither T7, which has been regularly pollarded, and G60 which have been regularly pruned, are prominent from outside the development site. The Council's Tree Officer is satisfied that there is sufficient retained trees that will buffer their removal and as such, the proposal will not impact on the character of the local area in this regard.

The remaining individual or groups of trees to be removed, categorised as C grade, are all of lower quality with limited potential to contribute to the local character. Their removal will be negated by the retaining of the more prominent trees around the boundaries of the site and a comprehensive new tree planting scheme.

The scheme will result in some relatively limited encroachment within the root protection areas (RPA's) in a number of locations. The Council's Tree Officer has reviewed the proposals and is satisfied that suitable no-dig surfacing can be installed with very limited impact or disturbance to the root systems of the retained trees.

With standard conditions to control the tree protection details, the proposal is considered to be acceptable in this regard.

Thames Basin Heaths SPA

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

Combined, the proposal would introduce a large quantum of housing into the buffer of the SPA. The applicant has access to the recently opened Long Reach SANG and this will provide the mitigation for the proposal. It is noted that a Grampian style condition was imposed as part of the outline which states that the housing development cannot be implemented until the SANG has been delivered and is in operation.

Given the Grampian condition attached to the outline application, which would still be binding on this reserved matters application, it is considered that the proposal would be compliant with the objectives of the TBHSPA Avoidance Strategy SPD 2017 and policy NRM6 of the South East Plan 2009.

Planning contributions

The requirements and contributions secured through the s.106 agreement for the outline application will continue to apply. There is no ability for the Council to renegotiate the terms of the agreed s.106 through this reserved matters application.

Conclusion

The principle of residential development on this site has already been established through the approval of outline planning permission by the Secretary of State. The proposed layout is broadly reflective of the indicative outline scheme and further improvements have been agreed during the course of the assessment. The dwellings are traditional in their design and utilise a palette of materials which are considered to be in keeping with the area.

The proposal would not give rise to any additional harm to the conservation areas or surrounding listed buildings. Concerns about the treatment of the southern boundary of the site have been considered, however, the proposal as it stands is considered to be acceptable by Officers, for the reasons set out in the report. While concerns have been raised regarding drainage, highways and that the proposal is not needed, these are matters which have already been considered by the Secretary of State and found to be acceptable.

In all, the proposal is deemed to be acceptable and is therefore recommended for approval.