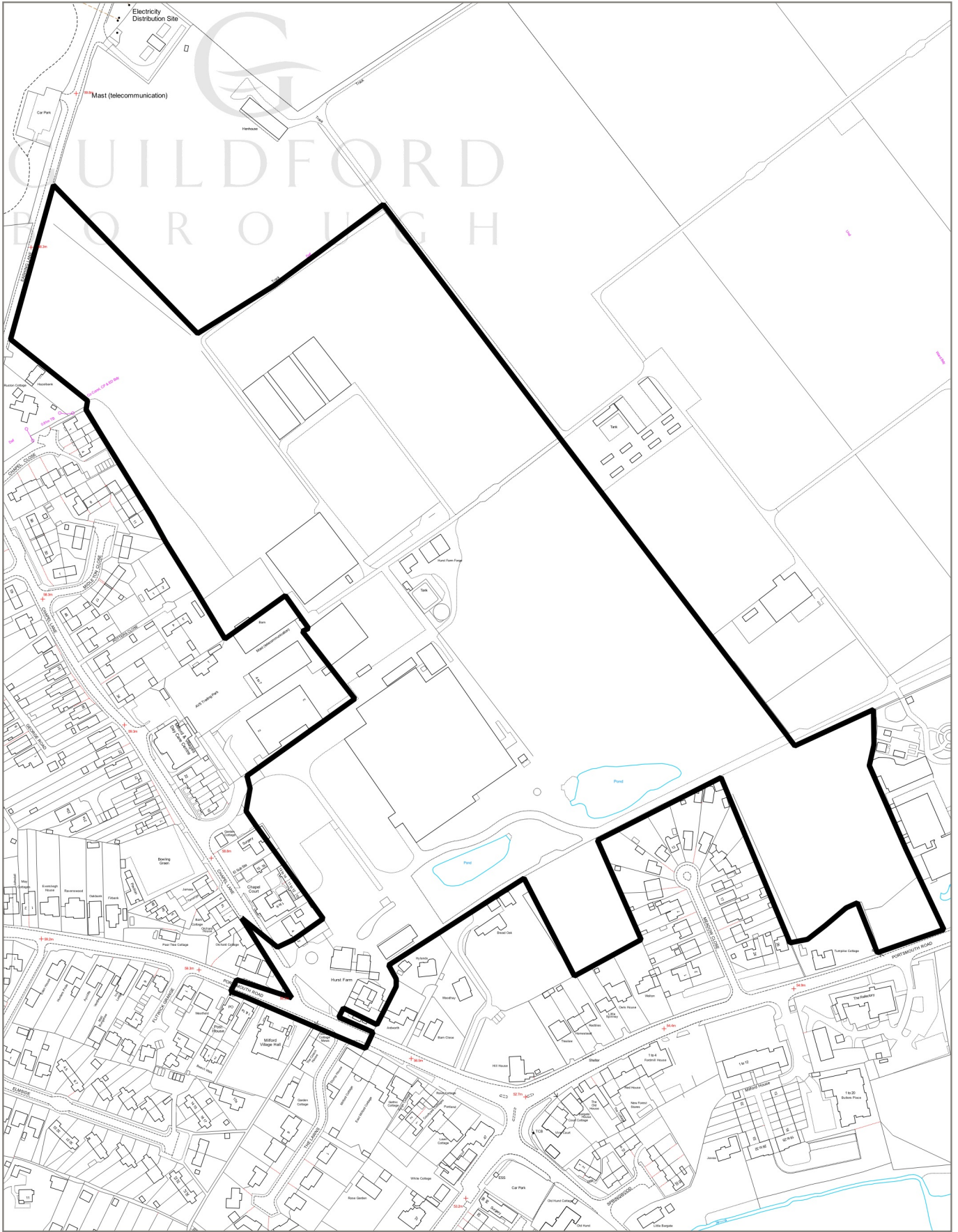


22/P/01409 - Land At Hurst Farm, Chapel Lane, Milford



© Crown Copyright 2023. Guildford Borough Council.
Licence No. 100019625.

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

Print Date: 05/09/2023



Not to Scale



GUILD FORD
BOROUGH

22/P/01409 – Land at Hurst Farm, Chapel Lane, Milford



Not to scale

App No: 22/P/01409 **EoT** 31 August 2023
Deadline:

App Type: Full Application

Case Officer: Peter Dijkhuis

Parish: Shackleford

Ward: Pilgrims

Agent : Mr Michael Wood **Applicant:** Bewley Homes Plc and
WSP **t:** Ptarmigan Land
70 Chancery Lane
WC2A 1AF

Location: Land at Hurst Farm, Chapel Lane, Milford, GU8 5HU

Proposal: **Waverley Brough Council:** Hybrid application comprising of - a full planning application for the demolition of existing buildings and the development of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to provide 533sqm of commercial accommodation as a rural business hub (Use Class E), provision of public open space, landscaping, drainage arrangements, parking, and formation of new access points; and, an outline planning application for the demolition of the existing black barn and erection of a new health hub with all matters reserved except access.

This application is not for Guildford Borough Council's determination. It is however noted that this is a cross-boundary application.

Guildford Borough Council: Full planning application for two new sports pitches, associated infrastructure, drainage arrangements, parking, formation of a new access point, and landscaping, associated with the above hybrid application.

Executive Summary

Determination

This application has been referred to the Planning Committee because it proposes the removal of land from the Green Belt for the provision of sport pitches which are

in support of a major development application in Waverly Borough Council.

Key information

a) This is a **Full Planning Application** for the provision of two new sports pitches, associated infrastructure, drainage arrangements, parking, formation of a new access point off Eashing Lane, and landscaping, associated with the above hybrid application at Hurst Farm, Chapel Lane, Milford. The application would be inclusive of a change of use of the site (c.1.3ha) from agricultural land to publicly accessible open space.

[Officer Note: for clarity of this report, this site/ application will be referred to as 'the application'].

b) The related and adjacent development site, subject of the hybrid planning application, is located within Waverley Borough Council's boundary and jurisdiction. This site is an Allocated Development Site identified as Policy DS14 (Land at Secretts, Hurst Farm, Milford) within the Waverley Borough Local Plan Part 2: Site Allocation and Development Management Policies (March 2023). (Ref. WA/2022/02194).

For ease of reading, this site/ application will be referred to as 'WBC application'. This application was considered by the Waverley Borough Council Planning Committee at its meeting of the 23rd August 2023, the Committee resolved to delegate authority to Executive Head of Planning Development to grant planning permission subject to the completion of a Section 106 agreement. Suggested conditions included a Grampian style condition preventing occupation prior to demonstrating that the playing pitches were available for community use and that SANG mitigation was available on first occupation of the first dwelling.

c) A third application related to the WBC application is a site located north-west of the WBC application and immediately north of this application. The site is currently previously undeveloped land comprising predominantly arable farmland. This application is for a change of use of 4.5 hectares from agricultural land to publicly accessible open space with associated landscaping works, a pedestrian and cycle network, and other works to facilitate a bespoke Suitable Alternative Natural Greenspace (SANG). The site is in the Green Belt, an Area of Great Landscape Value (AGLV), and identified as Shackleford Open Greensand

Hills landscape character area. This application falls within Guildford Borough Council administrative boundary, there are on-going discussion around a Section 106 agreement.

- d) The application site is in the Green Belt, an Area of Great Landscape Value (AGLV), and falls outside the Identified Settlement Boundary for Guildford (and WBC as amended), and is identified as Shackleford Open Greensand Hills landscape character area. The site is circa 9.5km from the Thames Basin Heaths Special Protection Area (TBHSPA) and within the 400m-5km buffer to the Wealden Heaths Special Protection Area (WHSPA).
- e) This application will have sole access off Eashing Lane to serve the sport pitches. Eashing Lane is a two-way single carriageway (4.0 to 4.5m) rural lane with no kerb, footways or street lighting. The application will provide a maximum of 30 parking spaces on-site. Public highway works, as agreed with SCC Highways, will be undertaken on Eashing Lane to create traffic calming to improve pedestrian safety. To provide the necessary visibility splays from the point of access, c.120m of existing treed hedgerow will be removed along the western boundary of the site and replaced with new native hedgerow landscaping.
- f) It is noted that there has been no statutory authority' objections to this application.

Summary of considerations and constraints

- a) The application site is located in Green Belt. In accordance with NPPF 'Proposals affecting the Green Belt', paragraph 149 and 150 state that '*Certain ...forms of development are ...not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: e) material changes in the use of land (such as changes of use for outdoor sport or recreation...).*' The change in use is therefore in principle supported.
- b) Issues raised in objection to this application dealing with the increased traffic on Eashing Lane and related pedestrian and cyclist safety are suggested to be mitigated through a series of traffic calming measures designed and approved by SCC Highways (who have raised no objection); and, removal of existing hedgerow and harm to the setting of Eashing Lane within the Green Belt are suggested to be mitigated with new and enhanced habitat planting.

RECOMMENDATION: it be resolved

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

- **The contribution towards highway safety improvements and pedestrian and cyclist infrastructure improvements in the area;**
- **Charter of a management company; and,**
- **Provision that the Applicant, and successor in Title, gives free and unfettered access to the site's parking, pathways, and public open space.**

If the terms of the s.106 or wording or the planning conditions are significantly amended as part of ongoing s.106 or planning condition(s) negotiations any changes shall be agreed in consultation with the Chairman of the Planning Committee and lead Ward Member.

(ii) That upon completion of the above, the application be determined by the Executive Head Planning Development / Strategic Director Place.

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

**CONDITIONS & INFORMATIVES
(set out at end of report)**

Officer Report

1. INTRODUCTION

- 1.1 This is a Full Planning Application for the provision of two new sports pitches, associated infrastructure, drainage arrangements, parking, formation of a new access point off Eashing Lane, and landscaping, associated with a cross-boundary hybrid application at Hurst Farm, Chapel Lane, Milford.
- 1.2 The related and adjacent development site, subject of the hybrid planning

application, is located within Waverley Borough Council's boundary and jurisdiction. This site is an Allocated Development Site identified as Policy DS14 (Land at Secretts, Hurst Farm, Milford) within the Waverley Borough Local Plan Part 2: Site Allocation and Development Management Policies (March 2023). (Ref. WA/2022/02194). The allocation is for: 177 dwellings, alongside the provision of associated facilities including: the relocation of the existing farm shop and all other existing retail businesses, the creation of an area of public realm to create a centre for the village and community of Milford, the provision of a rural business centre, and the creation of new sports pitch facilities. The allocation, defined as the Land at Secretts, is for a residential led mixed-use development.

- 1.3 It is noted that the Applicant has made an application for 216 dwellings on the Allocated Site, with SANG mitigation measures and the requirement to deliver new sports pitch facilities on the adjacent land, located within Guildford Borough Council. This application has been considered by Waverley Borough Council's Planning Committee, the Committee resolved to delegate authority to the Executive HEAD OF planning Development to grant subject to the completion of a Section 106 Agreement, a Grampian style condition is proposed to ensure that the playing pitch facilities are available for community use prior to first occupation of the dwellings.
- 1.4 There have been no statutory authority's objections to this application.

2. SITE DESCRIPTION

- 2.1 The site lies to the immediate north-east of the settlement of Milford, currently part of Hurst Farm, a local agricultural and plant nursery enterprise. The totality of Hurst Farm is a relatively flat site with a slight fall towards the south-west. The farm is surrounded by existing urban (mostly residential) development from the south-west counter-clockwise through to the north (Ockford Park under construction), with the historic village of Eashing located towards the north-west.
- 2.2 Hurst Farm is framed by fragmented hedgerows along the surrounding roads, with some structured (wind-break) tree planting across the farm. Due to the nature of the agricultural activity, the site has a very low biodiversity and

habitat value.

- 2.3 In terms of access, Milford has access off a full-access A3 junction onto Guildford Road. Hurst Farm has access off the A3100 (Portsmouth Road).
- 2.4 The application site is located in the south-west corner of Hurst Farm, currently used for agricultural purposes. The site is bounded by residential development to the south-west, and open fields to the remainder. The site is currently framed by mature treed hedgerow along Eashing Lane to the west, and fragmented planting to the residential boundary. The site has a very low biodiversity and habitat value.
- 2.5 The playing pitches will take sole access off Eashing Lane. Eashing Lane is a single carriageway with a national speed limit of 60mph; in parts narrow; and, with no footpath or kerb. For the most it is framed by mature treed hedgerows tight to both edges, apart from a section where the hedgerow has been removed to allow for junction sight-lines from the new Eashing Fields SANG car parking area.
- 2.6 Eashing Lane is used in part to connect to bridleways and footpath' Rights of Way in the surrounding, immediate area; and, forms part of the Comprehensive Guildford Borough Cycle network (existing and proposed routes) from Guildford Road northwards to Halfway Lane and Lower Eashing.
- 2.7 The site forms part of the designated Green Belt, an Area of Great Landscape Value (AGLV), and, is classified as Shackleford Open Greensand Hills landscape character area. The site is circa 9.5km from the Thames Basin Heaths Special Protection Area (TBHSPA) and within the 400m-5km buffer to the Wealden Heaths Special Protection Area (WHSPA).
- 2.8 It is noted by the Applicant that the sports pitches may be used by the Milford Pumas as a secondary, weekend training facility for Under 9/U10 but this has not been further evidenced and for the purposes of this application the provision of sports pitches is read as forming part of the hybrid application's new sports pitch facilities.

3. PROPOSAL

- 3.1 This is a Full planning application for two new sports pitches, associated infrastructure, drainage arrangements, parking, formation of a new access point, and landscaping, associated with the WBC hybrid application (residential-led mixed use development). The application would be inclusive of a change of use of the site (c.1.3ha) from agricultural land to publicly accessible sport pitch facilities.
- 3.2 This provision is to address the requirements of Policy DS14 of Waverley Borough Local Plan Part 2 for the creation of new sports pitch facilities.
- 3.3 The Landscape Strategy Plan shows two centrally located sports pitches (Mini pitch: U9/U10; 5.5x37 meters), a parking area (30 bays plus 8 cycle stands), an access point off Eashing Lane, and small toilet/ changing and storage building, all framed by new treed hedgerows to the boundary of the site. Some grading will need to be undertaken to create the level playing fields, arising spoil will be used to create moulding to further screen the car parking from views from Eashing Lane, and potential long-distant views within the Green Belt and AONB.
- 3.4 The soft landscaping planting is specifically native material to encourage greater biodiversity to the periphery of the site and extend the habitat creation of the proposed SANG to the northern boundary and Eashing Fields SANG to the west.
- 3.5 The site, along with the proposed SANG, should be read as an extension of the network of landscape (green and blue) public open space within the residential development proposed to the east (WBC application), giving residents a variety of landscape spaces of differing use, character, and habitat value. It is noted that these spaces will be public, accessible to surrounding Milford.
- 3.6 The application, will undertake traffic and mitigation works to Eashing Lane as required by SCC Highways to reduce vehicle speed, and to address the safety of pedestrian, cyclist and horse riders using the Lane.
- 3.7 In the Design & Access Statement (July 2022; Part 4), the Applicant notes in terms of management and maintenance:
 - a) (Para 70.20.1) *'To ensure the development parcel remains attractive and safe for residents and visitors, the ongoing management and maintenance*

has been considered. Management and Maintenance Plans for Landscaping and Ecology will be submitted in support of this application’.

- b) (Para 7.20.3) *‘All roads and areas of open space will be transferred to a Residents Management Company (RMC) who will be responsible for their management and maintenance. The RMC will collect annual estate charges from the residential properties to fund the ongoing management and maintenance. Until such time the public open space areas have been fully completed and handed to the relevant RMC, Bewley Homes will continue to manage and maintain those areas.*

[Officer Note: to be addressed by Conditions].

- 3.8 In correspondence with the Applicant (May 2023), they state that the pitches may be used by the local football club (Milford Pumas) at weekends, with agreed restricted hours to address amenity concerns of adjacent residential neighbouring properties. This has not been further evidenced or concluded. [Officer Note: to be addressed by Condition].

- 3.9 Further correspondence with the Applicant (June 2023), they state that the pitches may be adopted by the Witley Parish Council to *‘take on the responsibility of the future maintenance of the pitches’*. However, this have not been concluded and consequently for the purposes of this report, the Officer Report assumes the Applicant’s Design & Access Statement set out above.

4. RELEVANT PLANNING HISTORY

- 4.1 Application site’s history: none.

- 4.2 Surrounding planning context/applications, excluding the current hybrid application (WA/2022/02194) within Waverley Borough Council: not applicable/ relevant.

- 4.3 Site to the immediate north of this application: application for change-of-use to enable SANG (21/P/02674).

5. PLANNING POLICIES

National Planning Policy Framework (NPPF) 2021: the following policies are

relevant to the application:

- Chapter 2. Achieving sustainable development
- Chapter 4. Decision-making
- Chapter 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 13: Protecting Green Belt land
- Chapter 14. Meeting the challenge of climate change, flooding, and coastal change
- Chapter 15. Conserving and enhancing the natural environment

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

- Policy P6 Protecting important habitats and species
- Policy P7 Biodiversity in new developments
- Policy P11 Sustainable surface water management
- Policy D4 Achieving high quality design and respecting local distinctiveness
- Policy D5 Protection of amenity and provision of amenity space
- Policy D11 Noise impacts
- Policy D12 Light impacts and Dark Skies
- Policy ID6 Open space in new developments
- Policy ID9 Achieving a comprehensive Guildford Borough cycle network
- Policy ID10 Parking standards for new development

Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS) (2019):

- Policy S1 Presumption in favour of sustainable development
- Policy P1 Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
- Policy P2 Green Belt
- Policy P4 Flooding, flood risk and groundwater protection zones
- Policy D1 Place shaping
- Policy ID1 Infrastructure and delivery
- Policy ID3 Sustainable transport for new developments
- Policy ID4 Green and blue infrastructure

Supplementary Planning Documents/ Guidance:

Parking Standards for New Developments (2023)
Surrey County Council - Vehicle, electric vehicle, and cycle parking guidance for new developments (2012) as amended
Guildford Landscape Character Assessment (2007)
The above individually or cumulatively form a material consideration.

6. CONSULTATION

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

Statutory consultees

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

Response: *'The Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant is robust and the parameters on which the transport assessment is based are acceptable. The applicant has agreed to provide an extensive package of mitigation measures that directly mitigates the impact of traffic generated by their development and is also contributing to mitigation measures that address the wider infrastructure requirements in Milford, resulting from the cumulative impact of development in the village The Highway Authority is satisfied that the proposed development will not have a severe residual cumulative impact on the local road network'*.

Their response is subject to the implementation of a package of measures; adoption of a Traffic Regulation Order reducing speed limit; and, financial contribution [Officer Note: some of these conditions are a blanket requirement regarding applications that have any effect on Eashing Lane and the instatement of identified mitigate works].

- 6.3 Surrey County Council Lead Local Flood Authority (LLFA): no comments received; no change in the impermeable surface area to require surface water drainage.
- 6.4 Environment Agency: The Environment Agency were approached but noted that they do not wish to be consulted on this application.

6.5 Natural England: no comment on this application.

'We note that this development also lies adjacent to the Surrey Hills Area of Outstanding Natural Beauty (AONB) and therefore has potential to impact this designated landscape. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal.

However, Natural England advises that great weight is given to the advice provided by the Surrey Hills AONB Board regarding this application. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, is a valuable contribution to the planning decision'.

[Officer Note: in light of this comment, Surrey Hills AONB Officer was approached for comment].

6.6 Sport England: No objection (subject to Condition).

'Sport England notes that the Waverley Borough Playing Pitch Strategy (PPS) identifies a shortfall of 7 x 7 grass football pitch provision in the Godalming area in terms of meeting both current and future needs for football. In that respect, the proposal [for U9/U10 7x7 mini-soccer pitches] will help to address an identified deficit of playing pitch provision'.

'Sport England notes that no ancillary provision is provided in the form of changing; toilets; storage; catering etc. While given the age groups of children likely to use the facility will mean that changing provision is unlikely to be needed since teams will generally come ready changed for matches/training, there is likely to be a requirement for toilets; storage; catering. Has this been considered?'.

[Officer Note: two letters (22 September 2022 and) of response have been submitted which should be read sequentially].

6.7 Surrey Hills AONB: No objection (subject to Condition).

In light of comments received that this area may be included in the AONB (which has proven to be incorrect – see below), for completeness the Surrey

Hills AONB Planning Adviser was consulted. Their comments are summarised below:

- a) *'We do not consider that the open area of the sports field, parking and new access would spoil the setting of the AONB ...because of the nature of the development and the limited intervisibility between the two. Furthermore, [Eashing Fields SANG] has not been proposed by Natural England as an AONB candidate area in their Surrey Hills AONB Boundary Review currently being undertaken.*
- b) *Nevertheless, from a landscape aspect there is some concern at the removal of as much as 120m of hedgerow for visibility sight lines. ...it may be possible to construct a planning condition or to include in a S106 Agreement requiring the replacement hedgerow behind the visibility splay to be planted within the first planting season following the grant of permission.*
- c) *Part of the existing hedgerow may be able to remain until the new access is formed while the new hedgerow grows. If this were done, the new hedgerow should become more established and effective when the sports fields are formed rather than if the planting is carried out afterwards, that is often the case'.*

[Officer Note: issue regarding first planting to be secured by Condition].

Parish Council

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

- a) Impact on Eashing Lane: effect on character; safety of pedestrians and other users; *'destroy long-established hedgerows'*;
- b) Movement of pedestrians across Eashing Land between the proposed SANG (east) and existing Eashing Fields SANG (west) with regards to increased traffic; and,
- c) Designation as AGLV and the *'protection to the rural characteristics of the historic village of Eashing and Eashing Lane itself'*.

[Officer Note: the PC submitted a generic letter of objection and/or issues of concern against both this application and the SANG application. Officers have reviewed these comments against the Applicant's documentation to ensure that the issues raised have been addressed and/or mitigated in the application. Of particular concern has been the issue of pedestrian and cyclist safety on Eashing Lane. Public highway mitigation works, as endorsed by the County Highways Authority (CHA), are proposed to address safety concerns].

- 6.9 Witley Parish Council: it is noted that the PC has responded to the WBC application but have made no separate comment on this application. No objection (subject to Condition regarding CTMP hours of operation).

Non-statutory consultees

- 6.10 Surrey Wildlife Trust: No objection (subject to Condition)

- a) The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.
- b) Protected habitat – Hedgerows Habitat of Principal Importance: *'Hedgerows do not appear to have been assessed against the HPI criteria; of note is the coppiced hazel hedgerow on a raised bank along Eashing Lane and the northern site boundary (as shown in photo 3 of the AIA report); section of this hedgerow which will be lost to create access routes. We recommend that should the LPA be minded to grant planning permission, they request further assessment of and adequate compensation measures for the loss of any HPI hedgerows'.*
- c) Request for a Construction Environmental Management Plan (CEMP).

[Officer Note: matters raised to be secured by Condition(s)].

- 6.11 Surrey AONB: supportive of WBC application. No objection (subject to Condition).

'...the proposal for the sports fields lies outside the AONB, and the closest point is the other side of the Old Portsmouth Road [read west of A3]. I do not consider that the open area of the sports field, parking and new access would spoil the setting of the AONB on the other side of the Old Portsmouth Road because of

the nature of the development and the limited intervisibility between the two.

'Furthermore, the triangular shaped land on the opposite side of Eashing Lane [Eashing Fields SANG] has not been proposed by Natural England as an AONB candidate area in their Surrey Hills AONB Boundary Review currently being undertaken.

'Nevertheless, from a landscape aspect there is some concern at the removal of as much as 120m of hedgerow for visibility sight lines'.

[Officer Note: recommendation regarding the reinstatement of the hedgerow to be secured by Condition].

- 6.12 Surrey Police: No objection (subject to Condition that the scheme achieves a Secure By Design Accreditation for both residential and commercial development).

[Officer Note: Condition as requested to be addressed by the WBC application].

6.13 **Third-party comments**

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

- a) The site is required to address a development's obligations as located within Waverley Borough Council.
- b) The site is located with designated sensitive landscapes.
- c) *'The application to Waverley refers to Part 2 of the Waverley Plan which has been submitted on the basis that the proposed development should be for 177 dwellings being the number needed to meet Waverley's housing allocated to Milford and Witley. The application now seeks to increase the number of housing units to 216. It appears that the 22% increase necessitates provision of a SANG [and the sports pitches] which is now sought to be located in Guildford'.*
- d) *'Guildford has no benefit only adverse consequences from the SANG or other structures being located in this area of AGLV/AONB and Green Belt'.*
[Officer Note: local authorities have a duty to co-operate regarding boundary/ cross-boundary applications].

- e) The application does not address the setting and safety issues/impact of development on Eashing Lane.
- f) Concern with regards to safety regarding multiple accesses (vehicle and pedestrian) onto Eashing Lane.
- g) Concern regarding hours of use of the sports pitches (Application states predominantly on Saturdays and Sundays). [Officer Note: hours of use to be secured by Condition].
- h) Concern regarding the removal of existing, established hedgerow.

7. PLANNING CONSIDERATIONS

The planning matters for consideration for this application are:

- The principle of development (Planning policy)
- Provision of public open space (sports pitches)
- Impact on the Green Belt and the openness of the Green Belt
- Impact on the character of the area and design of the proposal
- Impact on neighbouring amenity
- Highways, accessibility and parking
- Flooding and surface water drainage
- Impact on existing trees and vegetation
- Impact on ecology and biodiversity
- Planning contributions and legal tests

7.1 The principle of development (planning policy)

7.1.1 The National Planning Policy Framework (2021) requires applications to, at a principal level, to accord with Paragraph 7: *'The purpose of the planning system is to contribute to the achievement of **sustainable development**'*; Paragraph 8 *'three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways a) an **economic** objective; b) a **social** objective; and, c) an **environmental** objective'*; and, Paragraph 11 the *'presumption in favour of sustainable development'*. In reviewing the application, it is considered that it accords with the intent of the NPPF (as bolded).

7.1.2 Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with an application for planning permission, regard is to be had to the development plan so far as material to the application; and, regard to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act (2004, as amended) requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Guildford Borough Council comprises the: Guildford Borough Local Plan: Strategy and Sites 2015- 2034 (adopted April 2019), and the Guildford Local Plan: Development Management Policies (adopted March 2023) – collectively these will be referred to in the Officer Report as the Guildford Local Plan.

7.1.3 It is noted that the Applicant site is not identified in the Guildford Local Plan for development, nor is it inferred in WBC Site Allocations and Development Policies (2023) Policy DS14 'Land at Secretts, Hurst Farm, Milford'. The proposal should therefore be assessed against Policy P2 (Green Belt) and Policy P3 (Countryside), both designations applicable to the site, in reading the Development Plan.

7.1.4 In terms of Section 38(6) of the Planning and Compulsory Purchase Act, the Act requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is argued that the application, in part providing recreational/ leisure facilities to serve 216 dwellings (40% affordable) and to address a deficiency in sports pitch provision within Waverley Borough which no doubt will have some impact on residents within Guildford Borough. This /should therefore be afforded material consideration, as permitted in reading of the Act.

7.1.5 For context, set out below is Waverley Borough Council's Local Plan policy related to the hybrid planning application:

- a) WBC Local Plan Part 1: Strategic Policies and Sites (February 2028), Chp 13 The Rural Environment, Policy RE2 Green Belt – Plan 5: Removal of land within Milford and Witley from Green Belt; and, Para 13.24 '*The Review recommended the removal of an area of land to the north-west of Milford around Lower Mousehill Lane and north of Manor Fields...*'.
- b) Para 13.28 to 13.36: regarding sensitive landscapes designated as Areas of Great Landscape Value (AGLV) that are considered *contiguous* and

parts that share some characteristics with the Areas of Outstanding Natural Beauty (AONB), in 2013 Natural England agreed for an assessment and evaluation of natural beauty of neighbouring areas to the AONB to afford them greater protection. (Para 13.35) This approach recognises the landscape quality of the AGLV, the role it plays as a buffer to the AONB and that parts have been recommended in the ... assessment for inclusion in the AONB. However, as a local designation, the AGLV holds less weight than the AONB in policy terms. Once the AONB review is completed any remaining parts of the AGLV not included in the AONB will have less status. However, the landscape character of the countryside outside the AONB will be protected through criteria-based policies and local designations in Part 2 of the Local Plan: Site Allocations and Development Management Policies, where evidence demonstrates that this would be appropriate. (Para 13.36) Guildford also proposes this approach in its submission Local Plan: Strategy and Sites (June 2016). Those plans also support government policy to protect the setting of AONBs from development outside their boundaries which impact upon views from and into the AONB. [Officer Note: in light of the above approach, and location of application site (designated AGLV) in relation to the adjacent AONB, Officers have approached the Surrey Hills AONB Officer for comment].

- c) WBC Local Plan Part 2: Site Allocation and Development Management Policies (March 2023), Policy DS14 Land as Secretts, Hurst Farm, Milford - *The site is an extensive piece of land adjoining the existing settlement of Milford and the site is current in a mixture of uses and contains a number of buildings, structures and hardstanding areas. It is considered that an extensive redevelopment of the site could provide a residential led mixed-use development.*
- d) Envisaged development density (15dph) would yield circa 195 dwellings.

[Officer Note: in terms of WBC policy, the release of Green Belt land and change to Rural Settlement boundary to enable the site allocation for the WBC application has been adopted].

7.1.6 In terms of planning policy, the application has been assessed in terms of the caveat in Section 38(6) of the Planning and Compulsory Purchase Act, *'the Act requires that planning applications must be determined in accordance with the*

Development Plan unless material considerations indicate otherwise’ in deeming that the material considerations of enabling cross-boundary delivery of growth against WBC’s Local Plan add significant weight to discharge this obligation.

7.1.7 In terms of Policy S1 (Presumption in favour of sustainable development) S1(2) state that *‘Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in adopted neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise’*, in this regard the application would accord with planning policy.

7.1.8 However, as the site forms part of the Green Belt, this further needs to be assessed in terms proposed changes in function and ‘openness’ to the Green Belt in this location. This is addressed in subsequent sections.

7.2 Provision of public open space (sports pitches)

7.2.1 NPPF Chapter 8 ‘Promoting healthy and safe communities, Paragraph 92(c) requires applications to *‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, ...walking and cycling’*; Paragraph 93(a) *‘planning policies and decisions should...a) plan positively for the provision and use of open space’*; and, Paragraph 98 recognises that *‘access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities’*. It is important to note that such open space is not defined solely as active sport areas such as sport fields, increasingly it is recognised that landscape spaces that accommodate informal play/leisure have both an educational, recreational, and well-being importance and should be encouraged.

7.2.2 WBC Local Plan Part 2: Site Allocation and Development Management Policies (March 2023), Policy DS14 Land as Secretts, Hurst Farm, Milford makes the provision for an allocation *‘for 177 dwellings, alongside the provision of associated facilities including: the relocation of the existing farm shop and all other existing retail businesses, the creation of an area of public realm to create a centre for the village and community of Milford, the provision of a rural*

business centre, and the creation of new sports pitch facilities’ within the Red Line allocate site. It is noted that the WBC applicant has made an application for 216 dwellings on the allocated site, with SANG mitigation measures and the requirement to deliver new sports pitch facilities on the adjacent land, located within Guildford Borough Council. This approach, and the uplift of 39 dwellings, has been accepted by Waverley Borough Council.

7.2.3 The provision of public open space set aside in the WBC application conforms to WBC Policy LRC1 Leisure and Recreation Facilities, The WBC application conforms to WBC Policy on the basis that the GBC sports pitch site is inclusive within the required provision.

7.2.4 While the need for sports pitch facilities and public open space in this location has not been identified in the GBC Local Plan, the very nature of cross-boundary applications and consultation is to enable such development in such locations and is consequently supported.

7.2.5 The application would achieve the relevant aims and objectives of the NPPF and planning policy of both local planning authorities. This benefit weigh substantially in favour of the change of use to sports pitches.

7.3 Impact on the Green Belt and the openness of the Green Belt

7.3.1 NPPF Chp 13 Protecting Green Belt Land, Paragraph 149 states ‘a *local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, ...; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it’*; and Paragraph 150 states that ‘*certain other forms of development are not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. These are: e) material changes in the use of the land, (such as changes of use for outdoor sport or recreation...*’ The proposed change of use falls within this exemption and consequently is supported by planning policy.

7.3.2 The current site is used for agricultural purposes and has both low biodiversity and habitat value. The proposed change of use, provision of two sport pitches,

and the introduction of new boundary planting would retain the openness and/or character of the Green Belt, would not conflict with any of the purposes of the Green Belt, and would add considerable biodiversity and habitat value to the site contributing to the landscape sustainability of the adjacent SANG sites, broader Green Belt, and AGLV.

Impact on openness of the Green Belt

- 7.3.3 Openness is generally considered to be the absence of development and therefore the introduction of development can be harmful. The meaning of openness was considered in the *Turner v Secretary of State for Communities and Local Government & Anor [2016] EWCA Civ 466* with the Court of Appeal finding that: *'The concept of "openness of the Green Belt" is not narrowly limited to the volumetric approach"... "openness is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect of openness which the Green Belt presents'*.
- 7.3.4 *R (Samuel Smith Old Brewery (Tadcaster) & Ors) v North Yorkshire County Council [2020] UKSC 3*, this Supreme Court decision stated: *'Openness is the counterpart of urban sprawl and is also linked to the purposes to be served by the Green Belt. As PPG2 made clear, it is not necessarily a statement about the visual qualities of the land, though in some cases this may be an aspect of the planning judgement involved in applying this broad policy concept. Nor does it imply freedom from any form of development. Paragraph 90 shows that some forms of development, including mineral extraction, may in principle be appropriate, and compatible with the concept of openness'*.
- 7.3.5 The existing site is open arable land and whilst the hard landscaping features would result in a minor increase in the built form, the large majority of the land would remain free of any development as is the existing situation. Whilst there would be a minor change in the appearance and use of the site, this would not have a greater impact on the openness of the Green Belt, over and above the existing situation. Therefore, this application in terms on the impact on openness of the Green Belt should be viewed as limited and addresses the

exception of NPPF 149(b).

Conformity with the purposes of Green Belts

7.3.6 The NPPF states that the essential characteristics of the Green Belt is its openness and permanence. Paragraph 138 states that the Green Belt serves five purposes:

- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and,*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

The proposed application would not conflict with any of these purposes due to the nature of the proposal and minimal encroachment.

7.3.7 The proposed change of use, minimum development, and planting would enhance the setting and character of the Green Belt and would comply with GBC Local Plan Policies P2, ID4 and addresses the exception of NPPF 149(b).

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

7.4.1 NPPF (2021) Chp12 'Achieving well-designed places' sets out the expectation regarding Good Design: Paragraph 126 '*The creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. **Good design** is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*'. The sports pitches forms part of a network of open green and blue spaces linking across the adjacent masterplan and proposed SANG landscape to the immediate north. It forms a green link to the existing Eashing Fields SANG to the immediate west of Eashing Lane and should be read as remaining part of the broader surrounding Green Belt.

7.4.2 Policy D1 (Place shaping), requires all new development to: '*...achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set*'; and, Policy D4 (Achieving high quality

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

- 7.4.3 The application proposes the construction of two natural grass mini-pitch U9/U10 sports pitches central to the site; retained and enhanced tree and native planting to the boundary; some ground mounding to screen the 30No. bay car parking and cycle stand area to the west; informal tree clusters to the areas between the sports pitches and boundary planting; and, informal mown pathways linking into the new residential development to the east. It is the intent that the landscape will be read as a continuous green space from the new dwellings, under new screen tree planting, and framed by hedgerow planting to Eashing Lane.
- 7.4.4 The application proposes a small building on site to provide a toilet, changing facility, and storage, for those using the sports pitches. This building is viewed as not inappropriate development in the Green Belt in so far that it supports the need for sports pitches across the Waverley Borough and will support demand within Guildford Borough. The delivery of this building is supported by Sport England and Waverley Borough Council.
- 7.4.5 There is a slight c. three-meter fall across the site from the north-east to the south-west. The Applicant has submitted a Playing Pitch Site Section drawing which shows that groundworks to the site will be required to create the level playing fields. The grading is viewed as not inappropriate development in the Green Belt. It is envisaged that all surface water drainage will percolate into the pitches and surrounding landscape areas.
- 7.4.6 The application will retain the 'openness' of the Green Belt of the site; the structured boundary planting replicating the natural landscape character of the surrounding agricultural and countryside landscape and would be supported in Green Belt policy terms.

Eashing Lane

- 7.4.7 It is noted that the application removes an existing hedgerow to Eashing Lane, circa 120m in both directions from the proposed access road onto Eashing Lane to enable the vehicle visibility splays (see pink dashed lines on dwg). The SANG application also proposes creating an opening in the same

hedgerow to provide pedestrian access/ crossing points to Eashing Fields SANG with similar requirements for visibility splay vegetation cut-back/ removal.

7.4.8 The Applicant is committed to the planting of a new, minimum 2m width hedgerow along the length of Eashing Lane to replace the removed existing hedgerow. Planting will be replaced with '*established material for instant hedge*' as stated on the Landscape Strategy Plan. A Condition will be used to specify minimum soft landscape specifications and planting densities. The application will introduce a native-rich species mixed hedgerow and tree planting, with grass wildflower and herbaceous understory to encourage greater biodiversity and be reflective of the two adjacent SANG habitats.

7.4.9 In principle, the Surrey Hills AONB Planning Adviser has not objected to the removal of the existing hedgerow and replacement in terms of effect/ harm to the AONB setting (see consultation), however, he has raised several issues regarding reinstatement that will be secured by Condition.

7.4.10 In terms of the impact of removing the hedgerow along Eashing Lane on the setting of the Green Belt, it is assessed as short-term harm to the setting of Eashing Lane and Green Belt which will be mitigated over time.

7.4.11 On the basis that no alternative access route to the sports pitch site has been tabled by the Applicant, which consequently necessitates the removal of c. 240m of existing hedgerow, the cumulative harm to the setting of Eashing Lane by way of hedgerows lining and framing the route and assessing this as short-term harm to the character of Eashing Lane, the harm is found to be acceptable.

7.4.12 The above paragraph should be read in conjunction with other road mitigation works proposed by SCC Highways to mitigate the impact of the Ockford Park development, Eashing Fields SANG, and the GBC SANG application on the character of Eashing Lane. In order to address issues of pedestrian safety and pedestrian movement along Eashing Lane, SCC Highways have proposed a series of mitigation measure to Eashing Lane including three narrowing points, bollards and kerbs, signage, and road markings. Cumulatively, this will represent a considerable visual change to the current character of Eashing Lane as a country route.

7.4.13As such, the application and associated landscape/ habitat proposal are deemed to be acceptable and compliant with Policy D1 and Policy D4(3)(5d,e).

7.5 Impact on neighbouring amenity

7.5.1 Policy D5 requires that *'Development proposals ...avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties, in terms of a) Privacy and overlooking; ...d) Artificial lighting; e) Noise and vibration; and, f) Odour, fumes and dust'*.

7.5.2 The Noise Impact Assessment (August 2022):

a) (5.5.6) *'Based on a worst-case scenario of both pitches in use at the same time, the noise generated by the operational activities of the proposed sports pitches, as set out in Table 5-8, are similar to the existing ambient noise levels at the nearest existing residential receptors on Eashing Lane and Chapel Close...'*

b) Possible mitigation measures, as set out in paragraph 6.2.4 to reduce noise and disturbance will be set in a Condition.

[Officer Note: the use of metal mesh fencing to enclose the pitches as suggested in this report has not been evidenced elsewhere and would not be acceptable as such permanent structures would affect the reading of openness of the Green Belt].

7.5.3 The Planning Statement (July 2022) paragraph 3.2.2 states that it is *'proposed to provide new playing pitches that are anticipated to be occupied by the local Milford Pumas youth football club'*. The D&S Statement (July 2022) Summary states *'New sports pitch provision for Milford Pumas Youth FC'*.

7.5.4 It is noted in correspondence with the Applicant that any agreement with the Milford Pumas Youth FC for restricted (weekend) use of the sports pitches has not been concluded; that the discussion with Witley Parish Council (WPC) who expressed an interest in owing, maintaining, and taking on the responsibility of the future maintenance of the pitches has not been concluded; that the suggestion of a land transfer to WPC has not been raised to GBC and has consequently not been concluded; that the suggestion that the sports pitches

and land are transferred to GBC is not accepted as GBC has not identified need in their Local Plan for such a facility in this location; and, the use for private purposes would be contrary to the WBC application as the requirement for sports pitches is to meet a need for such facilities within the Borough. The long-term ownership, management and maintenance will need to be finalised as part of the Section 106 negotiations.

7.5.5 It is against this reading, that the application would introduce a non-formalised, recreational use to the site that would be low key in nature with limited noise or disturbance to the existing residential neighbours local only along the southern boundary.

7.5.6 The application will introduce hedgerow and tree group planting along this boundary to screen visual intrusion.

7.5.7 To ensure the amenity value of the adjacent dwellings, any potential intensified use of the sports pitches and restrictions to such will be set out in a Sports Pitch Management and Maintenance Strategy as a Condition and subject to GBC's approval.

7.5.8 It is noted that the provision of sports pitch lighting and general site lighting will not be permitted in order to retain the character and openness of the Green Belt. This will be secured by Condition.

7.5.9 Given the above, the application is deemed compliant with policy in this regard.

7.6 Highway, accessibility, and parking

7.6.1 The overriding requirement from national policy, is NPPF Paragraph 8 'Sustainable development' which requires applications to ensure that they promote sustainable transport options.

7.6.2 NPPF Paragraph 110 *'In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of*

streets, parking areas, other transport elements and the content of associated standards reflect current national guidance, including the National Design Guide and the National Model Design Code; and, d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree'.

7.6.3 NPPF Chapter 9 Promoting sustainable transport: in this regard we refer to Paragraph 104(c) 'opportunities to promote walking, cycling and public transport use are identified and pursued', and Glossary '**Sustainable transport modes**: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport'. i.e. the transport assessment needs to review all forms of modal options accessible to and enabled by the application in order for the application to be viewed as achieving 'sustainable development'.

7.6.4 In terms of Policy ID3 (Sustainable transport for new developments) the WBC application accords with (1) '*New development will be required to contribute to the delivery of an integrated, accessible and safe transport system, maximising the use of the sustainable transport modes of walking, cycling and the use of public and community transport*' by the provision of a network of pedestrian and cycle routes that extend beyond the site to enable connection into Milford, north towards Ockford Park, and west across the site towards Eashing Fields SANG. This approach and provision is welcomed.

7.6.5 GBC Parking Standards for New Developments SPD (2023), Table A1 parking for non-strategic sites, and Table B1 parking for strategic sites, states '*Field sport clubs: 1 car space per 2 playing participants OR Individual assessment/ justification*', is read against the Applicant's Transport Assessment (July 2022) paragraph 3.28 '*the proposal includes two 11-aside pitches and therefore the standards require 22 spaces, as 44 players could be on the pitch at one time*' and paragraph 3.29 '*however, in order to provide an appropriate number of parking spaces for the specific use (as opposed to general field sports pitches), the client team have engaged with Milford Pumas, the local junior football team. Following consultation with the Milford Pumas, it is proposed to provide 30-parking spaces for both pitches, which is considered appropriate for use by junior sports teams*'. In light that SCC Highways have not raised an objection

to parking provision, it is accepted that the number of bays being provide is acceptable.

7.6.6 The application provides 8-cycle stands which will be secured by Condition.

7.6.7 In terms of highways, SCC Highway Authority have reviewed the application and have no objection, subject to the implementation of a package of measures; adoption of a Traffic Regulation Order reducing speed limit; and, financial contribution. Their review notes (letter dated 8 June 2023):

SCC's highway team and Road Safety team were consulted as part of the assessment of this planning application in February 2022. A reduction in the speed limit on Eashing Lane is already being implemented by SCC, using S106 funding from the Cala Homes development at Ockford Ridge. The speed reduction and pedestrian safety improvement scheme proposed as part of this planning application is designed to further slow traffic speeds at the southern end of Eashing Lane, and improve safety for pedestrians accessing the Eashing Lane SANG and Public Bridleway No. 124. The exact scope of the works would be finalised at the S278 detailed design stage, and the opportunity to reduce the speed limit to 20mph along this section of Eashing Lane and introduce a virtual footway would be considered at that stage. At the S278 detailed design stage, the works will be subject to a Road Safety Audit and further input will be sought from local stakeholders. It should be noted that this scheme of works would need to be delivered prior to the proposed junior sports pitches, and their associated access onto Eashing Lane (planning application ref WA/2022/02194), being first brought into use. Given the reduction of the speed limit along this stretch of carriageway, the proposed access to the junior sports pitches would require significantly reduced visibility splays than previously proposed, and any impact on existing hedgerows would be greatly reduced as a result of this. The character of Eashing Lane would therefore be subject to minimal changes and would remain as a rural road'.

7.6.8 There are several observations regarding the above response that are noted below:

a) The current designated speed on Eashing Lane is the national speed limit of 60mph. A Traffic Regulation Order (TRO) to reduce speeds to 40mph has

been made by SCC Highways and should take force end 2023 (according to separate correspondence with SCC Highways).

- b) In preparing the Transport Assessment, in agreement with SCC Highways, measured speeds survey used in TA/ SCC were assessed. The Assessment used 40mph which was then used to inform the visibility splays (i.e. 120m (Design Manual Roads & Bridges); SCC Highways would accept 90m).
- c) The mitigation measures proposed would, in the view of SCC Highways, reduce the speed to 30mph on Eashing Lane. The mitigation measures were not predicated on a particular speed (30 and/or 40mph).
- d) It is noted that the Traffic Regulation Order has not yet been submitted by SCC Highways (duration 8-12wks to decision).

7.6.9 In discussion with the Applicant and SCC Highways, issue was raised that the mitigation measures proposed to Eashing Lane a) still had pedestrians, cyclists (part of the Comprehensive Guildford Borough Cycle Network), and infrequently horse-riders, sharing the public highways as they moved from the WBC new development, proposed SANG and proposed sports pitches across to Eashing Fields SANG and countryside – with road speeds at 30 to 40mph; b) the removal of hedgerow predicated on the need for visibility splays; and, c) the actual physical changes and introduction of urban road elements to Eashing Lane, did not displace the concern regarding pedestrian safety and changes to the character of Eashing Lane, a route within the Green Belt.

7.6.10 SCC Highways response of ‘no objection’ - ‘*net improvement in highway safety in non-motorised user compared to existing situation*’ should be read against the fact that no other alternatives were tabled to the planning application.

7.6.11 In reviewing the Design & Access Statement, Part B/05 Design Evolution it is noted that the application did explore access for the masterplan in part from Eashing Lane. This was rejected on highway grounds. It is noted that no alternative route to access the sport pitches from within the masterplan was further explored. The impact of this access point on the Green Belt and character of Eashing Lane has not been evidenced by the Applicant.

7.6.12 In further dialogue with SCC Highways, they note a broader ambition for 20mph across all urban areas, including Eashing Lane, which may come into force end 2023. This would address the concern regarding the safety of non-

motorised users on Eashing Lane. However, this is subject to a TRO which falls outside the remit of this application.

7.6.13 To address the potential issue of over-flow parking from the sports pitches spilling over to parking on Eashing Lane, SCC Highways will require parking restriction (double yellow lines) to the road, and a Car Parking Management Plan. This will be secured by Condition.

7.6.14 To address the landscape harm of the above works on the character of Eashing Lane, the reinstatement of treed hedgerow to the Lane will be a pre-commencement Condition and should be undertaken in the first planting season of a consented application and the existing hedgerow should not be removed until such time that sufficient screening has been re-established. This will be secured by Condition.

7.6.15 The Applicant has confirmed that the access roads and parking area will be retained in private ownership but constructed to adoptable standards.

7.6.16 In terms of highways impact, SCC Highways as statutory consultee has not raised an objection.

7.7 Flooding and surface water drainage

7.7.1 The Environment Agency Mapping identifies the site as Flood Zone 1 - land assessed as having a less than 1-in-1,000 annual probability of river flooding.

7.7.2 The Applicant has submitted a Flood Risk Assessment and Drainage Strategy (July 2022), Foul and Storm Drainage Strategy (dwg No. 6406-MJA-SW-XX-DR-C-011/Rev. P1, dated 19/05/2022) which illustrates the provision of a swales on the site to accommodate stormwater from the development. Subsequent correspondence from the Applicant states that the drainage strategy was updated in response to the LLFA's initial comments and that these are no longer a requirement (ref. Applicant's Technical Note; 10 February 2023). Consequently, the southern swale and access road swale has been omitted.

7.7.3 The Applicant's Technical Note states '*Northern Car Park & Access: The northern access is proposed to serve the playing / football fields and parking area with access off Eashing Lane. The drainage proposals for these is to keep*

as natural as possible; the access road will drain to a side swale with associated under drained sub-base. The parking area will likewise be formed with an open graded permeable surface' in relation to this application site. It is noted that the side swale has been omitted (see above). The technical specification of the permeable surface will be secured by Condition.

7.7.4 The Applicant has submitted an amended Foul and Storm Drainage Strategy Sheet 2 of 2 (dwg No. 6406-MJA-SW-XX-DR-C-011/Rev. P3, dated 03/03/23) which shows a small swale located adjacent to the access road. In principle, this limits the potential to introduce screen planting to limit views from Eashing Lane into the site; and, limits the re-framing of Eashing Lane. This side-swale has been omitted as noted above.

7.7.5 The Flood Risk Assessment and Drainage Strategy as tabled by the Applicant are acceptable to the LLFA. In this regard, the application is compliant with the relevant provisions of the NPPF and the Guildford Local Plan.

7.7.6 Given the above, the application is deemed compliant with policy in this regard.

7.8 Impact on existing trees and vegetation

7.8.1 The Guildford Local Plan Policy P6 (Protecting important habitats and species), and BS5837 (2012) 'Trees in relation to design, demolition and construction' sets out the requirement to address the impact of development on existing trees and treed hedgerows within or framing the site. In this regard, the existing landscape has local value in terms of the setting to Eashing Lane and Green Belt.

7.8.2 The Applicant has submitted an Arboricultural Impact Assessment Report (ref. SHA 1303; dated July 2022) which tables a tree survey and tree protection plan in relation to trees to be retained. The report notes paragraph 6.6.2 '*On the boundary with Eashing Lane is an attractive line of coppiced hazel on a raised bank next to the road, and continuing north is a group of mixed native species of thorn, holly and dog rose. These hedges are integral to the rural character of this part of the site and form ecological connectivity*'.

7.8.3 Plan 6 (extract from SHA) indicated trees/ hedgerow to be removed along

Eashing Lane to enable the access only; the Plan makes no reference to the hedgerow that needs to be removed to enable the visibility splays to the access point in both a north and south direction. The removal of such, and the impact on visual amenity on Green Belt setting is not discussed.

7.8.4 The application is supported by: Tree Survey Plan:

a) Tree Survey Plan (A0) (dwg No. SHA 1303 TSP, Rev. A; dated Feb 2022): all site.

b) Tree Survey Plan (A1) (dwg No. SHA 1303 TSP, Rev. -; dated 20/11/23): application site – G62-B; T61-C; H60-C (Group to be retained); and T59-B (on neighbouring property but RPZ).

[Cat B – moderate quality and value; Cat C – low quality and value]

7.8.5 The application is supported by: Tree Protection Plan:

a) Tree Protection Plan (dwg No. SHA 1303 TPP, 1 of 6; dated 08/07/2022) indicates '*Section of [hedgerow] group to be removed*'; Hedgerow Ref. G62-B; G63-C. Indicates hedgerow only removed at access point.

7.8.6 The Report recommends an Arboricultural Method Statement which will be secured via Condition.

7.8.7 The Applicant has submitted a Landscape Strategy Plan (dwg No. 1504/101/ Rev. D; dated 08/03/23) which notes that '*existing hedge within sight lines removed and replaced with established material for instant hedge*'. Size of planting material not stated but to be secured by Condition.

7.8.8 It is considered that the Assessment complies with the objectives of policy; where applicable, matters identified will be secured by Condition.

7.9 Impact on ecology and biodiversity

7.9.1 It is noted that currently the land has been managed for agricultural purposes which results in very low site habitat diversity.

7.9.2 During construction there would be some earthworks to grade the sports pitches, and removal of hedgerow planting along Eashing Lane.

7.9.3 No outdoor parking and sports pitch lighting has been proposed. This would

maintain existing dark corridors on the site and shall be maintained by condition.

7.9.4 As proposed in the Landscape Strategy Plan, the application will reinstate native hedgerow planting to Eashing Lane; introduce native mixed hedging to the northern boundary; introduce tree groups along the boundaries; and, create long-grass wildflower meadows and shrub planting. In totality, the proposal will introduce native landscaping to the site that will support fauna diversity and create new habitat niches on the site. The proposals are welcomed. Planting size and density specification are to be secured by Condition.

7.10 Planning contributions and legal tests

7.10.1 The three tests as set out in Regulation 122(2) require s106 agreements to be: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and, (c) fairly and reasonably related in scale and kind to the development. If all other aspects of the application were deemed to be acceptable, then the following contributions to be secured by way of a s106 agreement.

7.10.2 SCC Highways: SCC have identified measures towards highway safety/highway improvement schemes within the vicinity of the site which will be delivered by the Applicant in accordance with the 'Proposed Eashing Lane connection to Eash Fields SANG and Bridleway 124' drawing (dwg. No. 20-T083/21) – for the purposes of clarity, these works are referred to as Eashing Lane highway mitigation works.

7.10.3 The Applicant would enter into a s278 Agreement to deliver the Eashing Lane highway mitigation works and access to the Site.

8. FINAL BALANCING EXERCISE

8.1 The final balancing exercise is set out below. In assessing the weight to be afforded to harms / benefits, Officers have applied an increasing scale which attributes **moderate, significant, or substantial** weight to each identified harm

/ benefit. Having attributed such weight, an overall judgement is then required regarding the balance of harm vs benefit.

- 8.2 The three applications cumulatively, provide and enables the development of 216 dwellings (40% affordable), a new farm shop (Use Class E), change of use of existing farm shop building to provide 533sqm of commercial accommodation as a rural business hub (Use Class E), provision of public open space (including two sports pitch c.1.3ha, and SANG 4.5Ha), a network of pedestrian and cycle routes, and, landscaping applications; socio-economic benefits; and financial contribution to infrastructure improvements. Collectively, this benefit should be afforded **significant** weight.
- 8.3 Matters relating to the harm and/or impact to the landscape, the Green Belt, and the character of Eashing Lane are to be read against the landscape and mitigation strategies tabled by the Applicant and to be secured by Condition. In this regard any harm as identified is afforded limited to **moderate** weight.
- 8.4 While it is acknowledged that the (cumulative and application site) contributions secured through this application are required to make the proposal acceptable in planning terms, they do nonetheless result in wider public benefits. This benefit is afforded moderate weight for the cumulative applications, and limited weight to this application.
- 8.5 The benefit of the three application, as cross-boundary applications, is wide ranging and long-lasting. The benefit of this application, read singularly and cumulatively, it is assessed that the benefits are clearly outweighed by the harm of the application.

9. **CONCLUSION**

- 9.1 It is considered that the application delivers against the objectives of NPPF Paragraph 7 *'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own need'*.
- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires

decisions to be taken in accordance with the development plan unless material considerations indicate otherwise. This requires a broad judgement regarding whether the development accords with the plan read as a whole. NPPF Paragraph 11 states that *'plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means...approving development proposals that accord with an up-to-date development plan without delay'*.

- 9.3 It is noted that the Applicant site is not identified in the Guildford Local Plan ('development plan'), nor is it inferred in WBC Site Allocations and Development Policies (2023) Policy DS14 'Land at Secretts, Hurst Farm, Milford'. The site should therefore be understood against Policy P2 (Green Belt) and Policy P3 (Countryside), both designations applicable to the site, in reading the Development Plan.
- 9.4 In terms of Section 38(6) of the Planning and Compulsory Purchase Act, the Act requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is argued that the application, in part providing sports pitches to serve 216 dwellings (40% affordable) and to meet, in part, the under provision of sports pitches in Waverley Borough, is part of the WBC's application, as a cross-boundary application, thus enabling the Hurst Farm development and should therefore be afforded material consideration, as permitted in reading of the Act.
- 9.5 Overall, the Officer Report's assessment concludes that the adverse impacts of the application would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework and the Guildford Local Plan taken as a whole. As such, the application is deemed to be compliant with the Development Plan and subject to the conditions and s106 agreement securing the contributions set out above, the application is deemed to be acceptable and is **recommended for approval**.

CONDITIONS

1. **Time limit:** The development as hereby permitted shall commence not later

than the expiration of three year from the date of permission.

Reason: to comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

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

Prefi x	Dwg No	Drawing Name
1504	50 A	Toilet Facility & Store Details (dated 14/08/2023)
1504	51 C	Street Scenes
1504	54-1 A	Wall & Fence Details
1504	54-2	Wall & Fence Details
1504	54-3	Wall & Fence Details
1504	55-1 A	Garage Details
1504	55-2 A	Bin & Cycle Store Details
1504	90-1	Village Hub Details (Retention of existing farm shop building)
1504	90-2 A	Village Hub Details (outline of potential health hub layout)
1504	94 A	Playing Pitch Toilet Facility & Store Plan (dated 14/08/2023)
1504	94-2	Sports Pitch Site Sections (dated 08/2023)
1504	94-3	Hedge Removal Plan (dated 08/2023)
1504	95 D	Refuse & Fire Tender Access Plan
1504	96 D	Parking Plan
1504	97 D	Boundary Treatment Plan
1504	98 C	PV Location Plan
1504	100-1 E	Overall Coloured Planning Layout
1504	100-2 D	Planning Layout (Sheet 1 of 2)
1504	100-3 E	Planning Layout (Sheet 2 of 2)
1504	101 F	Landscape Strategy Plan (dated 14/08/2023)
1504	102	Location Plan
1504	110 E	Materials Plan
1504	105 A	Land Use Plan

1504	106 A	Density Plan
1504	107 A	Building Height Plan
1504	108 A	Access and Movement Plan
1504	109 A	Green and Blue Infrastructure Plan
HT	UP 01A	Upavon Elevations
HT	UP 02A	Upavon Floor Plans
HT	UP 03A	Upavon Elevations
HT	UP 04A	Upavon Floor Plans
HT	As-01A	Ashton Elevations
HT	As-02A	Ashton Floor Plans
HT	Sa-01	Sandford Elevations
HT	Sa-02	Sandford Floor Plans
HT	Sa-Up-01B	Sandford & Upavon Elevations
HT	Sa-Up-02 A	Sandford & Upavon Elevations
HT	Sa-Up-x2-03A	Sandford & Upavon Elevations
HT	Sa-Up-x2-04	Sandford & Upavon Floor Plans
HT	Ma-01A	Marcham Elevations
HT	Ma-02A	Marcham Floor Plans
HT	He-01B	Hendred Elevations
HT	He-02C	Hendred Elevations
HT	He-03A	Hendred Floor Plans
HT	Lt-01A	Letcombe Elevations
HT	Lt-02B	Letcombe Floor Plans
HT	Bu-01A	Bucklebury Elevations
HT	Bu-02B	Bucklebury Floor Plans
HT	Go-01B	Goodworth Elevations
HT	Go-02C	Goodworth Elevations
HT	Go-03B	Goodworth floor plans
HT	Lo-01A	Lockeridge Elevations
HT	Lo02A	Lockeridge Floor Plans
HT	Mn-01A	Monkton Elevations
HT	Mn-02A	Monkton Floor Plans
HT	Dr-01C	Draycott Elevations
HT	Dr-02C	Draycott Elevations
HT	Dr-03B	Draycott Floor Plans
HT	Ki-01A	Kimpton Elevations
HT	Ki-02A	Kimpton Floor Plans

HT	Lc-01A	Leckford Elevations	
HT	Lc-02A	Leckford Floor Plans	
HT	Sc-02B	Scotney Elevations	
HT	Sc-03A	Scotney Floor plans	
HT	A-01	Type A Elevations	
HT	A-02	Type A Floor Plans	
HT	Su-1B	Sunningdale Elevations	
HT	Su-02	Sunningdale Floor Plans	
HT	C-01B	Type C Elevations	
HT	C-02C	Type C Elevations	
HT	C-03A	Type C Floor Plans	
HT	Wi-2B-01B	Winterbourne & 2B Elevations	
HT	Wi-2B-02B	Winterbourne & 2B Floor Plans	
HT	Wi-2B-x2-03B	Winterbourne & 2B Elevations	
HT	Wi-2B-x2-04B	Winterbourne & 2B Elevations	
HT	Wi-2B-x2-05B	Winterbourne & 2B Floor Plans	
HT	Wi-2B-x2-06B	Winterbourne & 2B Floor Plans	
HT	Wi-Ra-01 A	Winterbourne & Radley Elevations	
HT	Wi-Ra-02	Winterbourne & Radley Floor Plans	
HT	2B-01B	Type 2B Elevations	
HT	2B-02B	Type 2B Floor Plans	
HT	Ra-01B	Radley Elevations	
HT	Ra-02A	Radley Floor Plans	
HT	Wo-01A	Woolton Elevations	
HT	Wo-02	Woolton Floor Plans	
	6406-MJA-SW-XX-DR-C	001 - P3	Level Strategy Sht1
	6406-MJA-SW-XX-DR-C	002 - P3	Level Strategy Sht2
	6406-MJA-SW-XX-DR-C	003 - P3	Level Strategy Sht3
	6406-MJA-SW-XX-DR-C	004 - P3	Level Strategy Sht4
	6406-MJA-SW-XX-DR-C	005 - P3	Level Strategy Sht5
	6406-MJA-SW-XX-DR-C	006 - P3	Level Strategy Sht6
	6406-MJA-SW-XX-DR-C	010 - P2	Drainage Strategy Sht1
	6406-MJA-SW-XX-DR-C	11 - P2	Drainage Strategy Sht2
	6406-MJA-SW-XX-DR-C	30 - P3	Street Lighting Sht1
	6406-MJA-SW-XX-DR-C	31 - P3	Street Lighting Sht2
	6406-MJA-SW-XX-DR-C	40 - P3	Visibility & dimensions Sht1

6406-MJA-SW-XX-DR-C	41 - P3	Visibility & dimensions Sht2
6406-MJA-SW-XX-DR-C	101- P2	Long Section Rd Sht 1 of 2
6406-MJA-SW-XX-DR-C	102- P2	Long Section Rd Sht 2 of 2
6406-MJA-SW-XX-DR-C	103- P2	Long Sections Rds 2-5
6406-MJA-SW-XX-DR-C	104- P2	Long Sections Rds 6-10
6406-MJA-SW-XX-DR-C	105- P2	Long Sections Rds 16-19
6406-MJA-SW-XX-DR-C	106- P2	Long Sections Rds 17
6406-MJA-SW-XX-DR-C	150- P1	Southern Pond Sections
6406-MJA-SW-XX-DR-C	201- P1	Adoptable Sewer Details
6406-MJA-SW-XX-DR-C	202- P1	Attenuation Details
6406-MJA-SW-XX-DR-C	500 - P3	Refuse Tracking Sht1
6406-MJA-SW-XX-DR-C	501 - P3	Refuse Tracking Sht2
6406-MJA-SW-XX-DR-C	502 - P3	Fire Tender Tracking Sht1
6406-MJA-SW-XX-DR-C	503 - P3	Fire Tender Tracking Sht2
Prefix	Dwg No	Drawing Name
	20-T083/21/	Proposed Eashing Lane connection to Eash Fields SANG and Bridleway 124
	20-T083/54	Proposed highway works, access and relocated hedgerow plan (dated 10/08/2023)

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

3. **Construction Transport Management Plan:** no development shall take place, including any ground works or works of demolition, until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CTMP shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
 - a) The anticipated number, frequency and types of vehicles used during construction;

- b) Parking for vehicles of site personnel, operatives and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials;
- e) Programme of works (including measures for traffic management);
- f) Provision of boundary hoarding behind any visibility zones;
- g) HGV deliveries and hours of operation;
- h) Vehicle routing;
- i) Provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- j) Before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- k) Measures to prevent deliveries at the beginning and end of the school day;
- l) On-site turning for construction vehicles has been submitted to and approved in writing by the local planning authority. Only the approved details shall be implemented during the construction of the development; and,
- m) Hours of operation.

Reason: pre-commencement condition in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the NPPF Section 9 “Promoting Sustainable Transport” and with Policy ID3(6) of the Guildford Local Plan.

4. **Construction Environmental Management Plan (CEMP):** no development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details. The CEMP shall include, but is not limited to, the following:
- a) Information on the persons/bodies responsible for identified activities associated with the CEMP that demonstrate they are qualified for the activity they are undertaking including an ecological Clerk of Works and lines of communication;

- b) Practical measures (both physical measures and sensitive working practices) to be used during the development in order to minimise environmental impact of the works (inter-alia, considering both potential disturbance and pollution including air quality (dust and PM10), noise, and including traffic routing to reduce vehicles emissions, compounds for storage of plant/machinery/materials, protective fencing, exclusion barriers and warning signs for the protection of existing hedgerows, trees and other landscape features to be retained, detailed method statements considering construction noise, vibration and lighting effects and plant operation, storage and spillage of oil/chemicals and soil protection measures (may be provided as a set of method statements);
- c) Noise assessment - the rating level (L_{Ar},Tr) of sound emitted from any machinery associated with the construction shall not exceed the plant rating level limits specified for the relevant Working Hours. All measurements and assessments shall be made in accordance with the methodology of BS 4142:2014+A1:2019 '*Methods for rating and assessing industrial and commercial sound*' and/or its subsequent amendments;
- d) Any necessary mitigation for protected species and measures to protect retained trees, treed hedgerows and alongside the main watercourse feeding into the existing watercourse, during works;
- e) A Soil Management Plan including proposals for stripping and storing soil for later reuse on site in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soil on Construction Sites September 2009;
- f) Risk assessment of potentially damaging construction activities;
- g) Lighting used for construction must be kept to a minimum and switched off when not in use. Lighting should be positioned so as not to spill on to adjacent land or retained vegetation. Night working (see Working Hours condition) should be avoided where possible to reduce lighting of sensitive habitats and disturbance to species;
- h) The timing of the works including timings to avoid harm to environmentally sensitive area or features and the times when specialist ecologists need to be present on site to oversee works;
- i) Implementation of a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff to avoid detrimental impacts on the interest waterbodies from ground and/or surface water pollution. Chemicals and fuels must be stored in secure containers located away from watercourses or water bodies. Spill kits must be available on site;

- j) Measures to manage flood risk, both on and off the site, during the construction phase. This may be incorporated into the CEMP or form a standalone document;
- k) Use of protective fences, exclusion barriers and warning signs;
- l) Excavations must be covered or securely fenced (with no potential access points beneath fencing) when the construction site is closed to prevent entrapment of animals (especially badgers);
- m) A detailed method statement for the long-term management and control of Japanese Knotweed on the site including measures to prevent its spread during any operations and measures to ensure that any soils brought onto the site are free of the seeds/root/stem on any invasive plant listed under the Wildlife and Countryside Act 1981 (as amended) if evident on site;
- n) Detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management (30-years) to be provided within the CEMP, or as a separate Ecological Management Plan report, secured through planning; and,
- o) Any necessary pollution protection methods.

Reason: pre-commencement condition to ensure that any adverse environmental impacts of development activities are mitigated in accordance with Policy ID4(4)(5)(7) of the Guildford Local Plan.

5. **Vehicle parking:** prior to the site, sports pitches and facilities being brought into first use, the spaces required for parking shall be laid out within the site in accordance with the approved Landscape Strategy Plan (dwg No. 1504/101) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the NPPF Section 9 “Promoting Sustainable Transport” and with Policy ID3(6) of the Guildford Local Plan.

6. **Cycle stands:** prior to the site, sports pitches and facilities being brought into first use, the Wooden West Cross Cycle Stand from Broxap shall be laid out within the site in accordance with the approved Landscape Strategy Plan (dwg

No. 1504/101). These facilities shall be fully implemented and made available for user prior to first use and shall thereafter be retained for such use at all times.

Reason: to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy ID9(2)(3a)(4) and Paragraph 6.132 of the Guildford Local Plan.

7. **Hard and soft landscaping:** all hard and soft landscaping works shall be carried out in accordance with the Landscape Strategy Plan (dwg No. 1504/101) as approved by the Local planning Authority. All landscaping work and new planting shall be carried out prior to the first use of any part of the application site. Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species in the same place.

Reason: to ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality and in accordance with Policy D7 of the Guildford Local Plan.

8. **External lighting:** no external lighting including sports pitch lighting shall be installed on the site.

Reason: to minimise light pollution to protect the setting of the Green Belt and to ensure the protection and enhancement of wildlife and to protect the amenities of the neighbouring properties in accordance with Policy D5 and D12 of the Guildford Local Plan.

9. **Boundary treatment:** no boundary treatment/means of enclosure is to be erected around and within the application site including the permanent erection of sports pitch fencing.

Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting this Order with or without modification), no fences, gates or walls, or

structures of any kind, shall be erected as stated above.

Reason: to safeguard the 'openness' character of the Green Belt and enhance the appearance of the site in accordance with Policy D7 of the Guildford Local Plan.

10. **Toilet facility:** no above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until details regarding the proposed septic tank have been submitted to and approved in writing by the Local Planning Authority. Prior to the site, sports pitches and facilities being brought into first use, the toilet facility and store building shall be constructed in accordance with the approved Toilet Facility and Store Details (dwg No. 1504/50/ Rev. A) and located on the Landscape Strategy Plan (dwg No. 1504/101). These facilities shall be fully implemented and made available for use and shall thereafter be retained for such use at all times.

Reason: to ensure that satisfactory facilities are provided in accordance with Sport England's Guidance and in accordance with Policy ID6 of the Guildford Local Plan.

11. **Site levels/ earthworks:** no development above ground level shall take place until details of earthworks as indicated on Sports Pitch Site Sections (dwg No. 1504/94-2) have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. As part of the works, the top soil will be stripped and stockpiled, and placed over final graded surfaces. It is explicitly noted that no soil material will be taken off site but used in the mounds in accordance with the approved Landscape Strategy Plan (dwg No. 1504/101).

Reason: to retain the agricultural-quality soil and enable habitat creation and safeguard the 'openness' character of the Green Belt and enhance the appearance of the site in accordance with NPPF paragraph 174(a)

12. **Existing Hedgerow:** the replacement hedgerow as indicated on the Landscape Strategy Plan (dwg No. 1504/101) will be planted within the first planting

season following the grant of permission as advance screen planting and allowed to mature for two seasons prior to the removal of the existing hedgerow as indicated on Hedge Removal Plan (dwg No. 1504/94-3). The parking and access will not be used until the required visibility splays required can then be instated.

Reason: to safeguard the 'openness' character of the Green Belt and enhance the appearance of the site in accordance with Policy D7 of the Guildford Local Plan.

13. **Ground Conditions:** no above ground works shall take place until:
- a) A detailed assessment of ground conditions of the land proposed for the new sports pitches as shown on approved Landscape Strategy Plan (dwg No. 1504/101) has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and,
 - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and in accordance with Sport England's Guidance and in accordance with Policy ID6 of the Guildford Local Plan.

14. **Construction:** the playing field/pitches shall be constructed and laid out in accordance with the approved Landscape Strategy Plan (dwg No. 1504/101) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before occupation of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available

for use before development (or agreed timescale) and to accord with Policy D7 of the Guildford Local Plan.

INFORMATIVES

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - a) Offering a pre application advice service;
 - b) Where pre-application advice has been sought and that advice has been followed, we will advise applicants/agents of any further issues arising during the course of the application; and,
 - c) Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process.

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

In this case pre-application advice was not sought prior to submission, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues and the proposal is now deemed to be acceptable.

2. Surrey County Council Highway Authority
 - a) Design standards for the layout and construction of access roads and

junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.

- b) 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.
- c) Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
- d) All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
- e) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding advice.
- f) The developer is reminded that it is an offence to allow materials to be carried

from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

- g) When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
- h) The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- i) The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
- j) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- k) The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and->

planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol.

- l) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- m) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
3. (Sport England) **Sport Pitches:** the proposed pitches should be designed; prepared and constructed in accordance with our Natural Turf for Sport (2011) guidance. This can be found here: <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/natural-turf-for-sport.pdf>.

Date: September 2023

Peter Dijkhuis

BL Arch MCPUD TRP(SA) MRTPI
Principal Planning Officer – Major
Applications
Place Services
For and behalf of Guildford District
Council

Claire Upton-Brown

Executive Head Planning Development
For and behalf of Guildford District
Council

In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

qa/2023