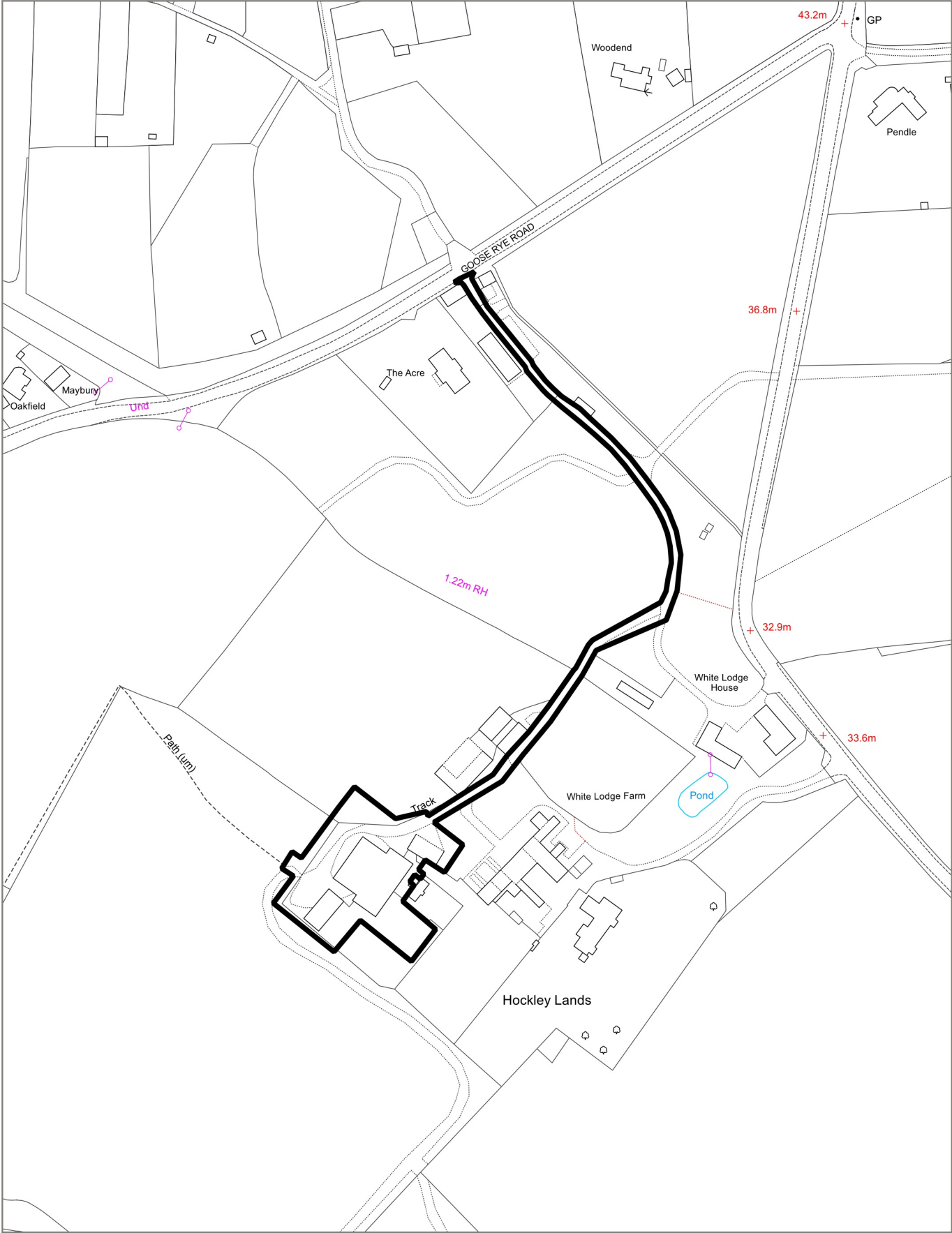


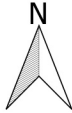
23/P/00131 - Hertford Park, Burdenshott Road, Worplesdon, Guildford



© Crown Copyright 2024. Guildford Borough Council.
Licence No. 100019625.

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

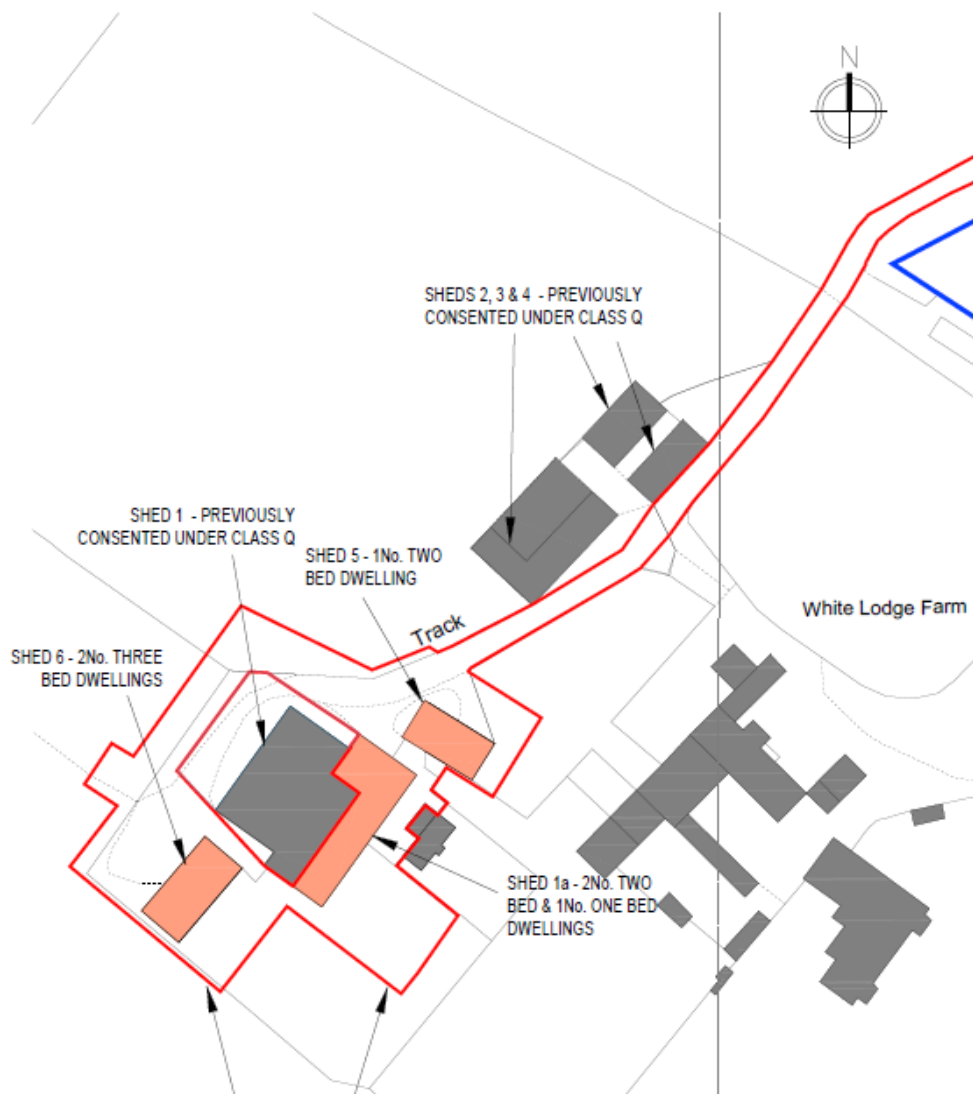
Print Date: 15/02/2024



Not to Scale



23/P/00131 – Hertford, Burdenshott Road, Worplesdon, Guildford, GU3 3RN



Not to scale



App No: 23/P/00131

8 Wk 04/03/2024
Deadline:

Appn Type: Full Application

Case Officer: Sakina Khanbhai

Parish: Worplesdon

Ward: Worplesdon

Agent : Mr D Ardeshirian
Planit Consulting
3 Innovation Place
Douglas Drive
Godalming
Surrey
GU7 1JX

Applicant: Mr J Summers
Hertford Park
Burdenshott Road
Worplesdon
Surrey
GU3 3RN

Location: Hertford Park, Burdenshott Road, Worplesdon, Guildford,
GU3 3RN

Proposal: Conversion of agricultural buildings to six residential dwellings

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

Planning permission is sought for the conversion of three existing agricultural buildings to six residential dwellings that are accessed by an existing track road from Goose Rye Road.

The application site is located within the Green Belt and within the 400 - 5 km buffer zone of the Thames Basin Heath Special Protection Area. The site is located close to the boundary with Woking Borough, however the site is wholly within Guildford Borough.

Summary of considerations and constraints

The proposed new dwellings would include appropriate car parking and private amenity space, whilst the existing structures would be upgraded to provide modern, energy efficient accommodation.

No harm is identified with regards to the Green Belt, visual amenities of the area or to the amenities of neighbouring residents. Accordingly, planning permission is recommended subject to conditions.

The recommendation is for approval subject to prior completion of a unilateral undertaking which would secure the appropriate SANG and SAMM mitigation payments in relation to the Thames Basin Heath Special Protection Area.

RECOMMENDATION:

Subject to a Section 106 Agreement securing an appropriate financial contribution to secure mitigation against the impact of the proposals on the Thames Basin Heaths SPA, the decision is to:

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL.03. P2, PL.04.P2, PL.05.P2, PL.07.P2, PL.02.P2, PL.06.P2, PL.01.P5 and PL.08.P4 and supporting information received on 19/01/23 and 08/11/23.

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

proper planning.

3. No above slab level work shall take place until details and samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Reason: To ensure that the external appearance of the building is satisfactory.

4. No above slab level work shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

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

5. No development above slab level shall start on site until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall be maintained in perpetuity.

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

6. The development hereby permitted must comply with regulation

36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

7. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason - In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

8. No above slab level work shall take place until an Ecological Enhancement Plan which should be prepared in line with Section 5.3 of the Preliminary Ecological Appraisal to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, AA, B, C, D and E shall be carried out on the dwellinghouses hereby permitted or within their curtilage.

Reason: Having regard to the size of the dwellings approved, the local planning authority wishes to retain control over any future extensions and outbuildings at the property, in order to safeguard the character of the area and the residential amenities of adjoining properties.

10. Prior to commencement of the development, a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority that demonstrates how waste generated from construction and excavation activities would be dealt with in accordance with the waste hierarchy. The Site Waste Management Plan will subsequently be kept up-to-date throughout the development process in accordance with the established methodology.

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

11. No part of the development shall be first occupied unless and until the proposed access has been provided with visibility zones in accordance with the approved plans, Drawing No.2305038-01, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the requirements of Policy ID3 of the Guildford Borough Local Plan and the National Planning Policy

Framework 2023.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No.PL.08.P3) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the requirements of Policy ID3 of the Guildford Borough Local Plan and the National Planning Policy Framework 2023.

13. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats.

The CEMP should address the following impacts:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.
- g) Storage of construction materials/chemicals and equipment
- h) Dust suppression.
- i) Chemical and/or fuel run-off from construction into nearby watercourse(s)
- j) Noise/visual/vibrational impacts

k) Visual screening (for SPA birds) Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site.

l) Timing of works outside of bird breeding season. The approved CEMP shall be adhered to at all times.

Reason: To ensure the adequate protection of statutory protected species and habitats.

14. Prior to the commencement of the development, A detailed Phase One survey, including historic investigation and detail on ground conditions shall be submitted to ascertain whether the site supports any soil or water contamination. If the LPA consider that further investigation of the site is necessary, a detailed site investigation must be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology. The investigation shall include relevant subsurface, soil gas and groundwater sampling together with the results of analysis and a risk assessment of the impact to receptors. Any remediation required shall be fully detailed to restore the site to a standard suitable for use, including works to address any unsuspected contamination.

Reason:To ensure any contamination of the site is remediated and to protect existing/proposed occupants of the applicant site and/or adjacent land.

15. Any remediation scheme submitted in accordance with Condition 14 (above) shall be carried out as detailed in the applicants submission. Documentary proof shall be provided to the Local Planning Authority together with a quality assurance certificate to show that the works have been carried out in full accordance with the approved remediation strategy. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste material has been removed from the site before the development hereby permitted is occupied by any person not

directly involved in constructing the development.

Reason: To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing/proposed occupants of applicant site and/or adjacent land.

16. Prior to the commencement of development, a SAP output document shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the Dwelling Fabric Energy Efficiency (DFEE) value is at least 10% lower than the Target Fabric Energy Efficiency (TFEE) value set by Building Regulations. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate energy efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

17. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development.

Informatives:

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England)

Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

- Offering a pre-application advice service in certain circumstances
- Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

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

Pre-application advice was not sought prior to submission and minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

2. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
3. 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
4. It is the responsibility of the developer to provide e-bike charging points

with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

5. The applicant should take action to ensure demolition and vegetation clearance are timed to avoid the bird nesting season of early March to August inclusive.
6. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
7. 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.

8. The applicant is advised that the submitted Preliminary Ecological Appraisal also notes that giant hogweed is present on site which is listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act 1981 this invasive plant should be controlled as set out within Section 5.3 of the PEA.

Officer's Report

Site description.

The application site is located within the Green Belt and is within 400m-5km Thames Basin Heath Special Protection Area. Immediately to the south of the agricultural buildings lies the 0-400m exclusion zone of the Thames Basin Heath. The site falls within the Whitmoor Common SSI Impact Risk Zone (IRZ) and within the IRZ of Smarts and Prey Heaths SSI.

The site is part of a wider complex of residential and agricultural buildings and agricultural paddocks known as Hertford Park. Existing access is provided from both the north-east off of Burdenshott Road and to the north off of Goose Rye Road through the surrounding farmstead. Part of the site to the north-east and the existing access point are sited within the neighbouring Borough of Woking.

The application site comprises of a cluster of three agricultural buildings used as a hay store, cow shed and storage barn. The agricultural buildings subject of this application are located to the western edge of the Hertford Park estate with agricultural paddocks to the north and west.

The surrounding area is rural in character with the nearest settlement being Worplesdon located over 1km to the north east. The application site is located wholly within the jurisdiction of Guildford Borough Council however part of the wider Hertford Park estate is situated within Woking.

Proposal.

Conversion of agricultural buildings to six residential dwellings

Housing mix

Unit 6A (Shed 6): 3 bed, 2 storey

Unit 6B (Shed 6): 3 bed, 2 storey

Unit 1A (Shed 1A): 2 bed, 1 storey

Unit 1B (Shed 1A): 1 bed, 1 storey

Unit 1C (Shed 1A): 2 bed, 1 storey

Unit 5 (Shed 5): 2 bed, 1 storey

The proposal includes parking provision for each unit with separate garden areas and associated hard and soft landscaping across the site.

Relevant planning history.

20/P/02109 - Proposed erection of agricultural buildings, structures and associated works (including a temporary agricultural workers mobile home on the farm) following demolition of the existing farm buildings. Withdrawn 21/06/22

22/W/00083 - Prior notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to determine if prior approval is required for a proposed change of use of agricultural building to a dwellinghouse (Use Class C3) together with building operations reasonably necessary to convert the building to a dwellinghouse. Approved 19/12/22

Consultations.

Statutory consultees

County Highway Authority: No objection subject to conditions. The applicant has provided evidence of vehicle visibility splays where the existing vehicular access meets Goose Rye Road measuring 120 m x 2.4 m for the designated 40mph road. Vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network when compared to the extant use.

Thames Water: No comments to make.

Natural England: No objection subject to appropriate mitigation being secured. None of the proposed residential development shall breach the 400m exclusion zone for an new net gain in residential units. A Construction Environmental Management Plan (CEMP) should be submitted.

Internal consultees

Environment Health Officer: No objection subject to a ground contamination condition.

Non-statutory consultees

Surrey Wildlife Trust: The Local Planning Authority should comply with Natural England's requirements. No objection raised subject to conditions requiring the submission of a Ecological Enhancement Plan (EEP) and a Construction Environmental Management Plan (CEMP).

Worplesdon Parish Council:

Supports the County Council Highways Authority's request for the submission of visibility splays for the junction on Goose Rye Road. (Officer note: amended plans have been submitted and updated comments from SCC Highways Authority are detailed above).

Woking Borough Council:

No comment received.

Third party comments:

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

- Impact on character of the area
- Noise and traffic impact
- Impact on the Green Belt
- Impact on road safety
- Impact on wildlife

- Impact on drainage and water table in the area
- Insufficient road access to/from Hertford Park to sustain traffic movements associated with multiple residential units.
- There are multiple applications over two planning authorities Guildford BC and Woking BC across Hertford Park to redevelop the wider estate some of which contradict the conditions of earlier permissions. (Officer note: the assessment of this application is based on the area outlined within the red line on the site location plan which falls within the jurisdiction of Guildford BC. It is noted that the buildings identified within the current application are covered by a planning condition issued by the grant of planning application PLAN/2021/0052 issued by Woking Borough Council which imposes a condition for the barns to be demolished as shown on drawing A.F-01.E which can be viewed on WBC's website. The Applicant has confirmed that PLAN/2021/0052 has not been implemented and the removal of the barns is not required at this time. The Applicant has confirmed the buildings are proposed to be converted within this application and not re-located.).

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4. Decision making

Chapter 5: Delivering a sufficient supply of homes.

Chapter 6: Building a strong, competitive economy

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

South East Plan 2009:

NRM6Thames Basin Heath Special Protection Area

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

S1: Presumption in favour of sustainable development

H1: Homes for all
P2: Green Belt
P5: Thames Basin Heaths Special Protection Area
D1: Place shaping
D2: Climate change, sustainable design, construction and energy
ID1: Infrastructure and delivery
ID3: Sustainable transport for new development
ID4: Green and blue infrastructure

Guildford Borough Council: Development Management Policies (LPDMP) June 2022

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

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 D6: External Servicing Features and Stores
Policy D7: Public Realm
Policy D12: Light Impacts and Dark
Policy D14: Sustainable and Low Impact Development
Policy D15: Climate Change Adaptation
Policy D16: Carbon Emissions from Buildings
Policy ID10: Parking Standards

Supplementary planning documents:

Parking Standards for New Developments SPD 2023
Thames Basin Heaths Special Protection Area Avoidance Strategy (2017)
Climate Change, Sustainable Design, Construction and Energy (2020)

Planning considerations.

The main planning considerations in this case are:

- the principle of development- impact on the Green Belt
- the impact on the character of the area
- living environment
- the impact on neighbouring amenity
- ecological impact
- highway/parking considerations
- flooding and land drainage
- sustainability
- Thames Basin Heath SPA
- legal agreement requirements

The principle of development and the impact on the Green Belt

The NPPF 2023 sets out the government's aim to significantly boost the supply of housing with housing applications considered in the context of the presumption in favour of sustainable development.

Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes and encouraging the sub-division of large sites where this could help to speed up the delivery of homes.

Policy H1 of the Local Plan states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. Given that only six units are proposed, it would not be appropriate to require a wide mix of units and therefore it is considered that this provision would be acceptable.

The application site is located within the Green Belt. The NPPF 2023 regards the construction of new buildings as inappropriate in the Green Belt other than for the exceptions listed under para 155 part (d).

Para 155 of the NPPF 2023 goes on to state that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.

The proposal seeks to convert three agricultural buildings to six residential units. A Structural Report written by a structural engineer Derek Bruce accompanies the application dated 30/08/22. The report concludes the buildings are structurally stable and are of sound structural condition with only minor repairs and renovation works required. The report concludes the condition of the buildings would make them capable of being converted into residential accommodation. Minimal alterations are proposed to the existing building form and the volume of the buildings remain unchanged. In this regard, the re-use of the buildings is considered to be an appropriate form of development in the Green Belt.

The proposed works do not include any increase in the scale or footprint of the existing buildings.

The proposal includes some additional hard and soft landscaping to accommodate additional parking areas, foot paths and amenity spaces. The existing vehicle access remains unchanged with new hard surfacing kept to a minimum. Given that the existing site is currently used to store agricultural equipment and goods with large agricultural vehicles parked, the introduction of residential amenity spaces and associated residential paraphernalia would not have a material impact on the visual amenities and openness of the Green Belt.

As such the principle of development is acceptable and the proposal would accord with Guildford Borough LPSS Policy P2 and with the provisions of the NPPF 2023.

Impact on the character of the area

Policy D1 of the LPSS requires all new developments to achieve high quality design that responds to the distinctive local character (including landscape character) of the area in which it is set. The policy also requires development to be designed to reflect the distinct local character of the area and reinforce locally distinct patterns of development, including landscape setting. Policy D4 of the LPDMP reinforces this

but also promotes the use of innovative design approaches, including use of materials and construction techniques where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

The site is within a rural location and forms part of a cluster of agricultural buildings towards the western side of the Hertford Park Estate. Hertford Park to the south-east contains a residential dwelling and gardens and White Lodge Cottage is located to the north east. To the north west are agricultural buildings with surrounding agricultural fields that extends to the north and west. The site is located at the end of a long access drive from Goose Rye Road to the north and therefore it is not readily visible from the main roads. There is also existing tree and hedge screening along the northern boundaries of the wider site.

The proposal involves internal alterations and changes to the external materials to create habitable units. The proposed works would involve external timber cladding, glazed windows and doors to existing opening in the buildings. Additional roof lights would also be inserted to the roof of the buildings. Additional window openings have been kept to a minimum to retain the rural character and appearance of the buildings. Full details of materials can be secured by condition to ensure the resultant buildings would be sympathetic to the rural character of the surroundings.

The proposal would incorporate the replacement of the existing areas of hard standing, boundary fencing and soft landscaped garden areas to serve the proposed dwellings. Modest areas of hard surfacing to provide parking spaces for each of the proposed dwellings would be incorporated. Full details of hard and soft landscaping can be secured by condition.

The proposed boundary treatment for the rear gardens would be post and rail fencing which is considered more sympathetic to the rural character and context of the site and rural surroundings.

Subject to the recommended conditions regarding materials and landscaping, it is considered that the proposal would result in an improvement to the appearance of the site and would be sympathetic to the scale and character of the existing site and wider surroundings.

It is therefore considered that the proposal accords with Policy D1 of the LPSS, D4 of the LPDMP and Chapter 12 of the NPPF.

Living Environment

Policies H1 and D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 states that all new development is expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards (MHCLG).

Each of the proposed dwellings would be in accordance with the requirements in terms of in terms of gross internal area, as laid out in the Technical housing standards (2015). Each habitable room within the proposed dwelling would be provided with natural lighting and an outlook to the private garden and surrounding fields, and in addition, adequate outdoor amenity space would be provided. The proposal is overall found to comply with Policies H1 and D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and the NPPF 2023 in this respect.

Impact on neighbouring amenity

Policy D5 of the LPDMP 2023 states that development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties for a range of issues.

Given the isolated location of the site and significant separation distances to any surrounding dwellings, there are no concerns with regards to impact on neighbouring amenity in terms of overbearing impact, access to sunlight/daylight, privacy and outlook.

The proposed units have been designed to ensure they do not overlook each other. Boundary treatment including hedging is proposed to provide privacy to amenity areas.

Whilst the proposal would result in the intensification in the use of the site, it is not considered that a residential use would result in any materially harmful impact from noise and disturbance than existing movements associated with agricultural operations.

As such the proposals are in accordance with Policy D5 of the LPDMP 2023.

Ecological Impact

LPSS Policy ID4 states out the Council will seek to maintain, conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, while new development should aim to deliver gains in biodiversity where appropriate.

A Preliminary Ecological Appraisal (PEA) and an updated ecological assessment accompanies the application which concludes protected species such as bats do not appear to be a constraint to the proposed development as the buildings have been assessed to have negligible suitability. The report states that a population of great crested newt has been recorded approximately 75m from the site, the risk to these protected species could be managed the precautionary measures as set out within the PEA.

The presence of giant hogweed which is an invasive plant species has been recorded on site and the PEA provides recommendations of how this would be managed. Natural England have been consulted and have raised no objection to the proposals subject to appropriate mitigation being secured in respect of the impact to the Thames Basin Heath Special Protection Area and that no new residential development should breach the 400m exclusion zone. The proposed residential units would not be sited within the 400m exclusion zone.

Surrey Wildlife Trust have been consulted and are satisfied with the information submitted and have recommended that the development be carried out in accordance with Natural England's advice.

With regards to bio-diversity enhancements PEA Section 5.2.1 provides the recommendation that biodiversity enhancement should be detailed in a Biodiversity Enhancements and Mitigation Plan to be secured by an appropriate planning condition. Natural England and SWT have also recommended the submission of a Construction Environmental Management Plan (CEMP) given the presence of ecological receptors on and adjacent to the site, there is a risk of causing ecological harm from construction activities. The CEMP should be secured via a prior to commencement planning condition.

Highway / parking considerations

Policy ID3 of the LPSS requires new development to contribute to the delivery of an integrated, accessible and safe transport system and maximise the use of sustainable transport modes including walking, cycling and the use of public and community transport. Policy ID10 of the LPDMP seeks parking and cycle standards to comply with the Council's Parking Standards for New Development SPD 2023. With regards to car parking, the Council's Parking Standards for New Development SPD 2023 require 1.5 spaces per one-bed and two-bed units and 2 parking spaces per three-bed unit. The proposal would provide sufficient parking in accordance with the Council's parking standards for each unit as shown on drawing PL.08.P4.

Concerns have been raised by local residents on the impact to the highway, increased congestion due to new residential development and impact on road safety. The applicant has provided evidence of vehicular visibility splays where the existing vehicular access meets Goose Rye Road measuring 120 m x 2.4 m for the designated 40mph road. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network when compared to the agricultural operations on the site and adjacent site.

The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds have raised no objection subject to the imposition of conditions relating to visibility zones, bicycle storage and e-bike charging.

Flooding and land drainage

The application site is within Flood Zone 1 (Low Probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1per cent). Paragraph 100 of the NPPF states that development be directed away from area at the highest risk. The proposal is therefore an acceptable location for new residential development in line with the aim of the NPPF.

The site area is 0.40 Ha and therefore a Flood Risk Assessment is not required.

Thames Water has confirmed they have no comments to make on the proposals.

Sustainability

Policy D2 of the LPSS requires proposals to include information that sets out how sustainable design and construction practice would be incorporated (Policy D2 (1)). Policy D2 parts (5) – (11) requires proposals to include information in relation to climate change mitigation, decentralisation, renewable and low carbon energy. These requirements are expanded upon within the Climate Change, Sustainable Design, Construction and Energy SPD (2020).

The application has been supported by the GBC Climate Change, Energy and Sustainable Development questionnaire, which outlines how the proposed development would meet sustainability requirements. The applicant states that where appropriate materials would be reused and recycled. Materials would be locally sourced and sustainably sourced where appropriate.

The design of the proposed scheme would be optimised where possible, however the application lacks detail on energy efficient measures which would be incorporated into the design. These details can be secured by condition.

Given the size and nature of the scheme, the scheme is considered to be compliant with Policy D2 of the LPSS 2019.

Thames Basin Heaths Special Protection Area

The application site is located within 400m to 5km buffer zone of the Thames Basin Heaths SPA. Natural England advise that new residential development in proximity of the protected site has the potential to significantly adversely impact on the integrity of the Thames Basin Heath through increased dog walking and an increase in recreational use. The application proposes a net increase of 6 residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site.

As part of the application process the Council has undertaken an Appropriate Assessment (AA), which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy.

Natural England (NE) has advised that it will not object to an Appropriate Assessment (AA) undertaken which concludes no adverse effects on the integrity of the TBHSPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017.

The applicant has agreed to enter into a legal agreement to secure the necessary contributions. As such, it is concluded that the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy 2017 and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

Legal agreement requirements

The three tests as set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) require S.106 agreements to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As the application proposes the provision of additional residential units, in order for the development to be acceptable in planning terms, a S.106 agreement is required as part of any subsequent planning approval to secure a financial contribution towards a SANG, in line with the Guildford Borough Council TBHSPA Avoidance Strategy 2017. This strategy has been formally adopted by the Council. In line with this strategy and the requirements of Regulation 61 of the Habitats Regulations, a S.106 agreement is required to ensure that the 6 additional residential units proposed by this development would not have any likely significant effect on the TBHSPA. The level of financial contribution sought is required to be in line with the specific tariffs set out in the adopted Avoidance Strategy which relate to the number of residential units and number of bedrooms proposed. As such, the requirement for the S.106 agreement meets the three tests set out above.

Conclusion

The proposed development would result in the conversion of three agricultural buildings that are structurally sound and would create six residential dwellings in line with the objectives of the NPPF and adopted policy, a form of development which falls within the exceptions listed within paragraphs 155 (d) of the NPPF 2023.

The proposed development would have no greater impact on the openness of the Green Belt than the existing buildings. The buildings would retain its character in keeping with the small cluster of residential dwellings and within the immediate vicinity. The new dwellings would be served by an existing vehicular access.

No harm has been identified in terms of the impact of the proposal on the amenities of residents in neighbouring properties, in the size and quality of the residential accommodation to be provided and in terms of the impact of the proposed development on protected species of biodiversity.

The application is recommended for approval, subject to conditions and subject to the prior completion of a legal agreement to secure appropriate mitigation against the impact of the proposals on the Thames Basin Heaths SPA.