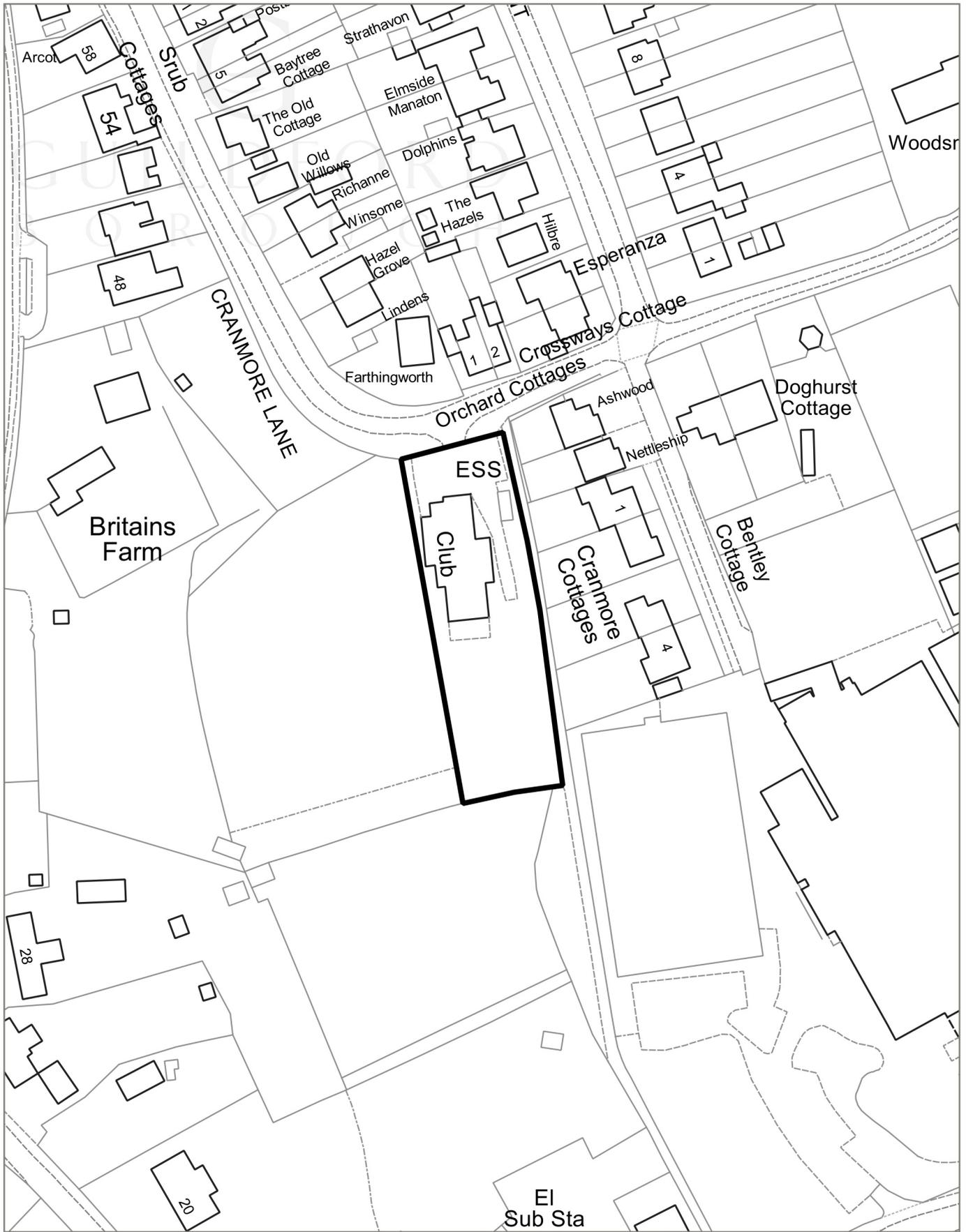


21/P/00404 - Goodhart-rendel Community Hall, Cranmore Lane, West Horsley, Leatherhead



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Print Date: 25/08/2021

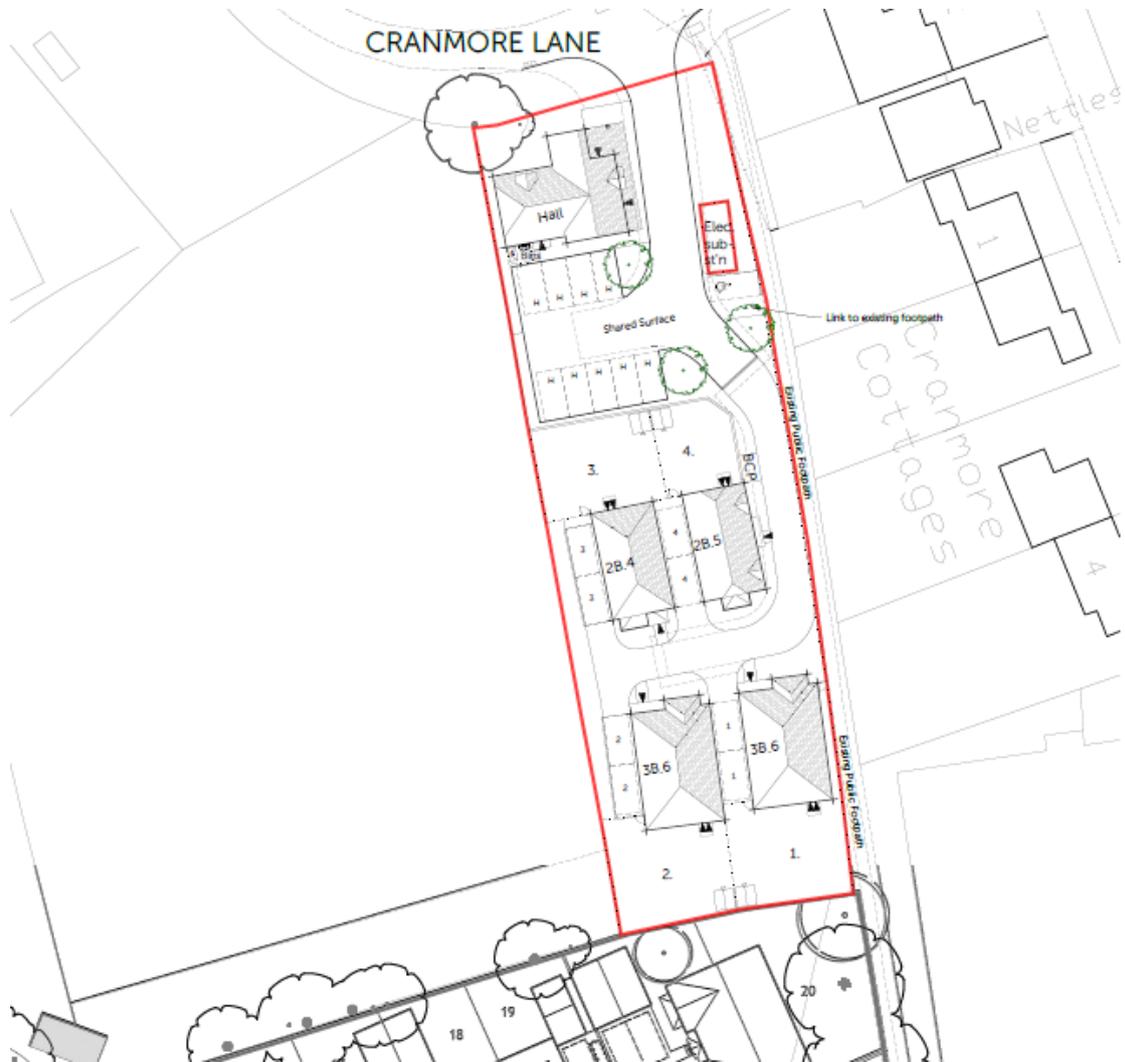


Not to Scale



GUILDFORD
BOROUGH

**21/P/00404 – Goodhart-Rendel Community Hall, Cranmore Lane,
West Horsley, Leatherhead**



Not to scale



App No: 21/P/00404
Appn Type: Full Application
Case Officer: Jo Trask

8 Wk Deadline: 23/04/2021

Parish: West Horsley
Agent : Mr K Scott
Solve Planning Ltd
Sentinel House
Ancells Business Park
Harvest Crescent
Fleet
GU51 2UZ

Ward: Clandon & Horsley
Applicant: BlackOnyx Capital Limited
(formerly West Horsley
Residential Limited)
c/o Agent

GU51 2UZ

Location: Goodhart-Rendel Community Hall, Cranmore Lane, West Horsley,
LEATHERHEAD, KT24 6BT

Proposal: Erection of a replacement community hall, together with four new
residential dwellings, internal road, car parking and associated
landscaping following demolition of existing community hall.

Executive Summary

Members should note that this application is the subject of a non-determination appeal, and as such, the decision on this proposal will be taken by the Secretary of State through the Planning Inspectorate. The appeal was formally submitted by the appellant on 27 April 2021. The Planning Inspectorate confirmed the appeal to be valid on 19 May 2021. The Council is currently awaiting the start date from the Planning Inspectorate.

Had the Council retained the right to determine this application, the recommendation would have been to approve subject to conditions. The reasons for the recommendation are set out in detail in the report and summarised briefly below.

Reason for referral

This application has been referred to the Planning Committee because the application is a minor application and more than 20 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The application proposes a replacement two storey community hall measuring a maximum of 8.5m in height.

4 dwellings are proposed to facilitate the rebuilding of the community facility

2 x 2 bed
2 x 3 bed

Parking will be provided on site
10 spaces afforded to the community hall
2 spaces to each dwelling
total parking provision of 18 spaces.

Summary of considerations and constraints

The proposal is located with the village of West Horsley and is inset from the Green Belt. The site is within the West Horsley Conservation Area. It is surrounded by existing residential development and extant residential development permissions of which some have been implemented and are currently under construction. A public footpath runs along the eastern boundary of the site linking Cranmore Lane (to the north) with the Epsom Road A246 (to the south).

The site is within the 5km to 7km buffer for the Thames Basin Heath SPA.

There is an existing, albeit in a poor state of repair community hall known as Goodhart Rendell Hall previously occupied by the British Legion, on the site.

The proposed development in providing an identified public benefit through the replacement of the community facility and the provision of 4 residential units, subject to conditions is on balance acceptable.

This application is the subject of a non-determination appeal and therefore the Council are unable to formally determine the application. Instead the Council must resolve to confirm what they would have done had they been in the position to determine this application. Subject to conditions the application is deemed to be on balance acceptable and had an appeal not been lodged against non determination, the application would have been recommended for approval.

RECOMMENDATION:

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

1. The development hereby permitted shall be begun before the expiration of 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: location plan PH3(R)_LP.01 rev A, site layout PH3(R)_SL.01 rev A, existing site block plan PH3(R)_EXSL.01 rev A, existing hall floor plan PH3_EB.01 rev A, existing building elevations PH3_EB.E rev A, proposed block plan PH3(R)_PBP.01 rev A, proposed hall sections PH3(R)_CH.S rev A, existing building elevations PH3_EB.E rev A, proposed hall elevations PH3(R)_CH.E rev A, coloured street elevations PH3(R)_CSE.01 rev A, Plot 1 elevations PH3(R)_HT.3B.6.E1 rev A, plot 2 elevations PH3(R)_HT.3B.6.E2 rev A, plot 3 elevations PH3(R)_HT.2B.4.E rev A, plot 4 elevations PH3(R)_HT.2B.5.E rev A, proposed roof plan PH3(R)_RLP.01 rev A, street scene PH3(R)_SE.01 rev A, proposed hall floor plans PH3(R)_CH.P rev A, plots 1 and 2 proposed floor plans PH3(R)_HT.3B.6.P rev A, plot 3 proposed floor plans PH3(R)_HT.2B.4.P rev A, plot 4 proposed floor plans PH3(R)_HT.2B.5.P rev A, hall bin store floor plans and elevations PH3(R)_BS.01.PE rev A, garden shed floor plan and elevations PH3(R)_SH.01 rev A, carport plan and elevations CP.01.PE rev A, boundary materials layout PH3(R)_BML.01 rev A, coloured site layout PH3(R)_CSL.01 rev A, dwelling materials layout PH3(R)_DML.01 rev A, figure ground plan PH3(R)_FGP.01 rev

A, photovoltaic panel layout PH3(R)_PVL.01 rev A, refuse strategy layout PH3(R)_RSL.01 rev A, landscape strategy 5272_CL_006F, Design and Access Statement, Arboricultural Development Report by tree: fabrik, Sustainability and Energy Statement by Blue Sky, Ecological Appraisal by Aspect Ecology, Flood Risk & Drainage Statement by Glanville, Heritage Statement by Asset Heritage Consulting, Building Survey Report by Crick May, Daylight and Sunlight Assessment by Daylight and Sunlight Consulting, NDSS compliance table, Transport Statement by Glanville received on 26 February 2021 and Noise Impact Assessment report by Cole Jarman 20/0242/R1 received on 22 April 2021.

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

3. No development shall take place above slab level 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. The windows in the first floor side elevation of plot 2 and plot 4 of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

5. The premises shall be used for a Community Hall and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In granting this permission the Local planning authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

6. The Community Hall (D1) use hereby permitted shall not operate other than between the hours of 08:00 to 23:00 Mondays to Saturdays (inclusive) and between the hours of 08:00 to 22:00 on Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

7. 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 plan, Drawing No. PH3(R)_CSL.01, 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.

8. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway
- (e) 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.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. This pre commencement condition goes to the heart of the planning permission.

9. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans Drawing No. PH3(R)_CSL.01, for the secure parking of bicycles within the development site. Thereafter the parking for bicycles shall be retained and maintained for their designated purposes.

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

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

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

11. The development hereby approved shall not be occupied unless and until at least 20% of the unallocated parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

12. The existing vehicular access to Cranmore Lane shall have adequate visibility splays in accordance with the approved plans, in reference to Transport Statement, Drawing No.8210186/6101 Rev A, and thereafter shall be permanently maintained.

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

13. Prior to the commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage through the use of on site low and zero carbon technology shall be achieved. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

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

14. The development hereby approved shall be carried out in strict accordance with the impact avoidance and mitigation measures and ecological enhancements detailed in section 6 Mitigation Measures and Biodiversity Net Gains of the Ecological Appraisal by Aspect Ecology dated February 2021 in accordance with the approved timetable detailed in the ecological assessment.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

15. No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality and to secure biodiversity net gains. This pre commencement condition goes to the heart of the planning permission.

16. No development shall take place until an Arboricultural Method Statement (detailing all aspects of demolition, construction and staging of works, description of how operations that may affect trees will be carried out to minimise any adverse impact on them) and a Tree Protection Plan in accordance with British Standard 5837:2005 (or any later revised standard) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

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

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. This pre commencement condition goes to the heart of the planning permission.

17. The approved development shall be implemented in accordance with the approved Surface Water Drainage strategy set out in the Flood Risk & Drainage Statement by Glanville dated 25 February 2021 prior to the first occupation of the buildings.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development.

18. No development shall commence until a Site Waste Management Plan has been submitted to an 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.

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

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

In this case pre-application advice was sought the application was submitted prior to the formal comments being issued. The application is at appeal for non determination scheme. The report sets out what the Council would have done had they retained authority to determine.

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. Highways Informatives:

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

Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-cross-overs-or-dropped-kerbs.

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The

Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The 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>.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>

for guidance and further information on charging modes and connector types.

4. Thames Water

The developer is advised that if they propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Officer's Report

This application is the subject of a non determination appeal. The report below sets out what the Council would have done, had they retained jurisdiction to determine the application.

Site description.

The application site measuring 0.21 hectares is relatively flat. It is located within the West Horsley Settlement Boundary and is inset from the Green Belt. It also lies within the West Horsley Conservation Area. The site is currently occupied by a single storey community hall building which has benefited from ad hoc additions, a parking area is located to the front of the site, with the remainder of the site laid to grass.

The site is rectangular in shape with a frontage to Cranmore Lane. A public footpath runs north south along the length of the side boundary to the east, connecting Cranmore Lane with the Epsom Road (A246).

It is located within the 5km to 7km buffer of the Thames Basin Heaths Special Protection Area.

A treed boundary defines the boundary to the west adjoining Britains Farm, to the north the boundary is open. To the east a low wire fence denotes the boundary and to the south the boundary is currently defined by site secure boundary treatment whilst construction works in accordance with planning permission on land to the south.

Cranmore School is located to the south east. With existing and approved residential development to the north, east, south and west.

Planning permission for 5 dwellings has been granted at Britains Farm (20/P/01430) to the west of the application site. With planning permission granted for 23 dwellings to the south of the application site under reference 19/P/01210 and 20/P/01273 (site allocation A36 of the LPSS).

Proposal.

Erection of a replacement community hall, together with four new residential dwellings, internal road, car parking and associated landscaping following demolition of existing community hall.

Residential element:

2 x 2 bed

2 x 3 bed

Building heights:

Plot 1 = 8.1m (3B)

Plot 2 = 8.1m (3B)

Plot 3 = 7.6m high (2B)

Plot 4 = 8m (2B)

Existing community 350m²

Proposed community hall 181m²

Proposed community hall two storeys in height, max height of 8.5m

Parking

Total of 18 spaces

10 afforded to the community hall

2 spaces per dwelling

plots 2 and 3 will be provided as carport's

Relevant planning history.

20/P/01503 - Demolition of the Goodhart Rendel Community Hall and erection of a replacement community hall (use class D1) together with five residential dwellings (use class C3) together with a new internal road, car parking and associated landscaping. Withdrawn

15/P/02006 - Demolition of existing community hall and redevelopment of the site to deliver a mixed use scheme including a new community hall, six detached residential dwellings, access, parking, landscaping including provision of a temporary porta cabin for the community hall during the period of works. Refused. Appeal Dismissed.

Consultations.

Statutory consultees

County Highway Authority: The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, recommends conditions regarding parking and turning of vehicles, secure cycle parking, visibility splays, electric vehicle charging, fast charge sockets and a Construction Transport Management Plan.

Thames Water: Surface Water Drainage - no objection subject to the developer following the sequential approach to the disposal of surface water. Prior approval from Thames Water required where disposal proposed into a public sewer. Waste Water Network and Sewage Treatment Works infrastructure capacity - no objection based on information provided.

Surrey Wildlife Trust: The application accompanied by an Ecological Appraisal (Aspect Ecology, February 2021) confirmed the presence of active common and soprano pipistrelle roosts within the development site and that these roosts would be lost as a result of the development. Bats and their roosts are afforded protection under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 as amended and the Wildlife and Countryside Act 1981. Works would be contrary to this legislation in the absence of derogation licensing. If LPA minded to grant planning permission the applicant is required to obtain a mitigation licence from Natural England and undertake all actions detailed in the Method Statement.

Internal consultees

Head of Environmental Health: no objection, subject to a ventilation condition.

Refuse and recycling: No objection.

Parish Council

West Horsley Parish Council: Object on the following grounds:

- conflict with policies:
 - WH1 West Horsley Conservation Area
 - WH2 Design Management within Village Settlement
 - WH4 Housing Mix
 - WH15 Dark Skies
 - D3 Historic Environment
- Site is not allocated in the local plan
- Site is not identified in the Land Availability Assessment 2020
- GBC can demonstrate a five year housing land supply, with a significant buffer
- no housing supply requirement for development on this site
- Conflicts with policy WH4 - no 1 bed dwellings or bungalows are being provided
- Style and design of community hall is inappropriate and out of character
- location of community hall closer to the highway erodes semi-rural feel
- formal suburban arrangement of the proposed housing is harmful to the character of the Conservation Area
- concern regarding light pollution from the hall, no lighting scheme has been submitted
- impact of additional traffic on Cranmore Lane
- no opportunity for over spill parking
- impact of noise generating activities on neighbouring properties needs to be considered
- no assessment of need for a replacement hall
- concerns over ownership and right of Trustees to develop the site

West Horsley Parish Council are investigating the ownership of the site and whether there are restrictions on its use for the local community only.

Third party comments:

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

- hall not a community asset
- new community hall not needed -no need demonstrated [officer comment: this is an existing facility, loss of a community facility would need to be justified]
- hall should be rebuilt and remaining land be used as a play area/pond
- hall should be removed
- new hall intrusive form of development set closer to Cranmore Lane
- ownership of site and whether Trustees have the right to develop the land questioned - land gifted by deed of trust in perpetuity to the village [officer comment: this is a legal covenant issue that falls outside of planning legislation]
- no need for housing
- not an allocated site [officer note: this falls under windfall housing]
- housing should not be considered in isolation
- new hall being used as excuse to erect 4 dwellings
- loss of privacy
- loss of light
- noise, disturbance and pollution from new hall
- destruction of natural and historic environment through granted permissions on allocated site, Britains Farm and Chamney Cottage
- last parcel of green space
- increased traffic
- highway safety
- lack of parking and limited off street parking in immediate vicinity
- construction damage to surrounding roads
- out of character
- overbearing
- out of scale
- inadequate infrastructure to support development
- detrimental impact on wildlife
- better use of land would be for recreation and wildlife [officer comment: the council can only consider the application before them]
- contrary to WHNP
- discrepancies on measurements of the proposed dwellings [officer comment unclear what discrepancies are referred to]
- site would benefit from being designated a Local Green Space.
- refer to previous refusal and appeal decision
- Noise Impact Assessment is flawed. [officer comment: this has been reviewed by Environmental Health who raise no objection subject to a ventilation condition]

17 letters of support have been received outlining the following positive comments:

- provision of much needed smaller housing
- support smaller housing developments in the village
- current dilapidated community hall is an eyesore
- replacement of hall long overdue
- support building the community a new hall
- community halls are for many different members of the community
- provides snooker, table tennis and skittles alley, no other opportunities in close proximity
- used by University of the Third Age
- site within the village boundary
- trustees have been unable to secure funding for hall
- scheme is the only means of securing replacement community facility
- provides a community focus for new development being built in the immediate vicinity

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2. Achieving sustainable development

Chapter 4. Decision-making

Chapter 5. Delivering a sufficient supply of homes

Chapter 8. Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places.

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

Chapter 15: Conserving and enhancing the natural environment.

Chapter 16 Conserving and enhancing the historic environment

South East Plan 2009:

NRM6 Thames Basin Heath Special Protection Area

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

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

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as 7.34 years based on most recent evidence as reflected in the GBC LAA (2020). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2020 measurement is 90%. As this is over 85%, the buffer that needs to be applied to our five year housing supply (as set out in NPPF para 73) is now 5% rather than 20%. Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

S1 Presumption in favour of sustainable development

H1 Homes for all

P5 Thames Basin Heaths Special Protection Area

D1 Place shaping

D2 Climate change, sustainable design, construction and energy

D3 Historic Environment
E5 Rural Economy
ID3 Sustainable transport for new developments
ID4 Green and blue infrastructure

Following the adoption of the Guildford Borough Local Plan: strategy and sites, until the local plan Development Management Plan Policies DPD is produced and adopted some of the policies (parts of the policies) contained within the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 2007) remain part of the development plan.

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

CF1	Provision of New Community Facilities
G1	General Standards of Development
G5	Design Code
HE7	New Development in Conservation Areas
NE4	Species Protection
NE5	Dev. Affecting Trees, Hedges & Woodlands

Neighbourhood Plans:

West Horsley Neighbourhood Plan (WHNP), 2016-2033:

WH1: West Horsley Conservation Area
WH2: Design management in the village settlement
WH4: Housing Mix.
WH8: Local Buildings of Historic Interest.
WH12: Green and blue infrastructure network
WH13: Sustainable urban drainage
WH14: Biodiversity.
WH15: Dark skies.

Supplementary planning documents:

Vehicle Parking Standards, 2006
Thames Basin Heaths Special Protection Area Avoidance Strategy
Planning Contributions SPD
Climate Change, Sustainable Design, Construction and Energy 2020

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- housing need / mix
- the impact on the character of the existing site and surrounding area
- impact on the heritage assets
- the living environment
- the impact on neighbouring amenity
- highway/parking considerations
- the impact on biodiversity and ecology
- the impact on trees and vegetation
- the impact on surface water flooding
- sustainability
- Thames Basin Heath Special Protection Area (TBHSPA) and Appropriate Assessment (AA)
- legal agreement requirements

Principle of development

The loss of the Goodhart-Rendel building needs to be considered. A previous planning application 15/P/02006 (for the demolition of existing community hall and redevelopment of the site to deliver a mixed use scheme including a new community hall, six detached residential dwellings, access, parking, landscaping including provision of a temporary porta cabin for the community hall during the period of works) included the demolition of the existing hall. This was refused and the subsequent appeal was dismissed. However, in dismissing the appeal the Inspector raised no objection in principle to the replacement of the existing community hall, instead dismissing the appeal on grounds of inappropriate development in the Green Belt (6 new dwellings). No objection is raised to the principle of demolishing the existing building.

When considering the retention of community facilities the NPPF para 92 states that planning decisions should plan positively for the provision and use of shared spaces and guard against the unnecessary loss of valued facilities and ensure established facilities are able to develop and modernise and are retained for the benefit of the community. Policy E5 of the LPSS 1(c) supports the retention and development of accessible local services and community facilities in the inset and identified villages, this includes meeting places, which respect the character of the countryside.

The existing hall is accepted as being in a very poor state of repair. The applicant has advised that it would be prohibitively expensive to repair and renew the existing building. Instead proposing a replacement hall as the better option. The proposed hall would re provide the existing skittles alley, table tennis and snooker offering. The proposed ground floor would contain a small meeting room, skittle alley, bar, wc's and kitchen. Within the first floor a snooker table and table tennis would be provided.

The site is inset from the Green Belt. The principle of new housing is acceptable subject to meeting other criteria.

The proposal will be considered against the relevant policies below.

Housing mix/ need

Dwelling mix

Policy H1 of the LPSS 2015-2034 states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment (SHMA). New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. The latest SHMA states a need for 10% one bed units, 30% two bed units, 40% three bed units and 20% four bed units. Policy WH4 of the West Horsley Neighbourhood Plan seeks a mix of one, two and three bed open market homes.

The proposed development is for 50% two bed units, 50% three bed units. A SHMA compliant mix would be 1 x 2 bed, 2 x 3 bed and 1 x 4 bed. Given the WHNP seeks a mix of 1, 2 and 3 bedroom properties the proposed mix is argued to be in general conformity with the requirement of the SHMA and Policy WH4. It is noted that the SHMA is for guidance only and policy H1(1) does allow for flexibility for the housing mix on individual sites. Regard has also been given to the recent appeal decision at Chamney Cottage, Cranmore Lane referenced APP/Y3615/W/19/3241724. With reference to Policy WH4 of the Neighbourhood Plan, the Inspector noted that the policy does not preclude the delivery of larger homes nor does it set a threshold for its application.

The Inspector found that whilst the proposal at Chamney Cottage was not entirely compliant with the requirement of Policy WH4 of the Neighbourhood Plan, it did comply with Policy H1 of the LPSS to deliver a wide choice of homes to meet a range of accommodation needs as set out in the SHMA. The Inspector also noted that Policy H1 of the Local Plan is more the more recently adopted policy.

The proposal is a small scale development of 4 units, it is not unreasonable that no 1 bed units are included, given the location of the site. With regard to the expectation on the provision of bungalows, whilst not stipulated this would be easier to achieve on larger development sites. Bungalows by nature tend to have larger footprints than many smaller dwellings. Given the number and size of the proposed units and site area it is unlikely to be feasible to provide bungalows.

Whilst there is conflict with the neighbourhood plan policy, the proposed mix of smaller units is considered acceptable in principle in accordance with policy H1 of the Local Plan and the NPPF.

Living environment

Paragraph 130 (f) of the NPPF states that planning policies and decisions should ensure that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and futures users.

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

NDSS compliance

No. of Beds	bed space/storeys	NDSS min area	Proposed min area
2b	3b/ 2 storey	70m ²	120.5m ²
3b	4p/2 storey	84m ²	171m ²

The proposed dwellings would have internal floor areas ranging from 120.5 sq.m. for the two bedroom units to 171 sq.m. for the 3 bedroom units which would exceed the minimum requirements of the nationally described space standards. All habitable room windows would have adequate access to daylight and outlook. Externally the proposed dwellings would have access to outdoor space. As such it is considered that the proposed dwellings would comply with the requirement of policies H1 and D1 of the LPSS, which require new developments to comply with the nationally described space standards.

A daylight and sunlight survey has been provided to assess the impact of the mature tree boundary on the rear garden area of plot 3, assessing sun of ground and concluding that good levels of sunlight will be achieved, even when taking the mature trees in leaf.

Impact on the character of the existing site and surrounding area

The character of the area is defined as a mix of residential properties to the east and north. Planning permission has recently been granted for two separate schemes directly abutting the west and south boundaries. Further to the south a further two planning permissions 20/P/00409 and 17/P/01580 for additional housing. Resulting in four sites of housing development extending from the Epsom Road (A246) in the south to Cranmore Lane in the north. The application site directly shares a boundary with the schemes at both Britains Farm to the west and 20 The Street to the south. At the time of the site visit development had commenced on the approved scheme to the south. Whilst located within the West Horsley Conservation Area, the built environment is changing due to the recently consented adjacent schemes. To the west (Britains Farm) has recently granted planning permission for 5 detached dwellings within reasonably sized plots. To the south (site allocation A36) granting permission for 23 dwellings of a greater density. Unfortunately the opportunity to secure a cohesive and comprehensive form of development has not been possible, resulting in four very different developments. The application proposes a further form of development, which relates more closely to the allocated site to the south, in terms of its density and garden depths.

The existing hall building sprawls into the front half of the site, with an undesignated parking area to the frontage. To the rear the land is grassed. The proposal seeks to replace the existing community hall with a two storey detached building re providing an upgraded community hall facility. To be located to the front of the site, with parking provided to the rear, accessed via a shared surface drive running along the eastern side of the building. An enclosed refuse bin area is shown to the rear of the building. The existing site contains a substation that would be retained on site.

The proposed hall would be of pitched roof design, with the front and rear elevations shown to have a prominent gable feature. The first floor would be contained within the roof space. To the side elevation addressing the access road the roof would provide an overhang to the first floor. An open porch area would be provided to the front entrance, with further entrance doors to the side and rear. The hall would provide an active frontage to both Cranmore Lane and the internal road access to the parking area. The building is of a good quality design with hints towards the original building. Subject to securing high quality materials it would enhance the character of the Conservation Area.

Beyond the community hall a parking area is provided directly to the rear, beyond which the rear garden areas of plots 3 and 4 would be located. The boundary to the rear of plots 3 and 4 is shown to be defined by a wall with planting. The residential dwellings would be accessed via a private drive extending from the access to the hall parking. Plots 3 and 4 face into plots 1 and 2, which are located to the southern part of the site.

Plot 1 is a three bedroomed unit with a hipped roof and a projecting two storey bay window to the front elevation. Suburban in style. The side elevation towards the eastern boundary will be viewed as a black elevation with the exception of brick blind window detailing to the first floor. A design reaction to mitigate against the MUGA pitch noise source. In addition the side and rear boundary are proposed to be defined by an acoustic 2m fence, with planting. The length of the fence will extend the depth of plot 1, with the remainder of the eastern boundary to the footpath is shown as post and rail with planting.

Plot 2 is a three bedroom dwelling. It would replicate plot 1 in design, with the exception of the blind brick window detailing.

Plots 2 and 3 would be afforded a tandem carport with mono pitched roof over to the side of the dwelling. The carport is proposed to limit the impact of leaf drop from nearby trees onto the parking areas.

Plots 3 would be of hipped roof design with a bay window extending to provide a porch over the front entrance. Brick detailing is shown to the windows.

Plot 4 is designed as a corner plot with a frontage to the access drive and internally in positioning opposite plot 1. The front entrance would be located to the side facing towards the access drive, public footpath beyond and the rear gardens of 2 and 3 Cranmore Cottages.

The proposed palette of materials are noted as: render, facing brick, grey roof tile to the hall, facing brick, tile hanging, and brown roof tile. The quality of materials is key to the success of the development and its contribution to the conservation area. The submission of materials would be the subject of a condition. The dwellings have been designed as pitched and part hip barn style roofs, no areas of flat roof are proposed.

Proposed boundary treatments to include 1.8 m and 2.0 m close board fencing to rear gardens of plots 1, and 2, and side gardens to plots 1, 2 and 3. Boundary brick wall to rear of plot 3 and rear and side of plot 4. A 1.2m post and rail fence is proposed to a significant section of both the west and eastern boundaries of the site.

A landscaping strategy plan accompanies the application with an indicative species schedule. This includes new tree planting, new hedge planting in addition to the retention of the existing hedgerow to the west boundary. Post and rail fencing with planting is proposed between the rear gardens and along the footpath until plot 1. Planting is also indicated to the proposed rear wall boundary to plots 3 and 4 and along the proposed side boundary fence at plot 1. A landscaping condition is recommended to ensure native planting is secured, to enhance biodiversity and to soften the impact of the development.

The proposal is not allocated as a 'local green space under WHNP policy WH11. Under Policy WH12 Green and Blue Infrastructure this identifies the existing public footpath that runs to the east of the site, providing pedestrian links in and around West and East Horsley. This footpath falls outside of the application site, is a public footpath and would not be altered by the development.

The proposed development would not give rise to unacceptable harm to the wider area. The development subject to conditions would accord with policy D1 of the LPSS and saved policy G5.

Impact on the heritage assets

Impact on the West Horsley Conservation Area
Statutory provisions:

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

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

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. the NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 199-205 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

The heritage assets are the West Horsley Conservation Area, there are two Grade II Listed buildings in the vicinity of the site; Britains Farm and Sumners (28 The Street). However the development site is not read in the context of these properties. The proposed development would not affect the setting of the listed buildings and no harm is identified to these heritage assets.

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

Policy D3 of the LPSS states the historic environment will be conserved and enhanced in a manner appropriate to its significance. The impact of development proposals on significant heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.

The West Horsley Conservation Area Appraisal is not yet adopted.

The Conservation Area is predominantly brick; accordingly the units feature brick, as well as rendering to the Community Hall. There is some limited variety in the design of units. A material palette has been indicated, materials would be the subject of a condition.

The position of the dwellings within the site, together with the intended retention of the existing dense tree boundary to the west boundary, and the additional tree planting proposed, would ensure that there would be limited impact on the wider conservation area. Additional hedge planting and post and rail fencing is proposed to define between the private rear gardens. This would ensure that the semi-rural character of this part of the conservation area would be retained.

The accompanying arboricultural report identifies 3 trees to be removed, with the remaining trees and existing hedgerow to be retained, additional planting is proposed and would be the subject of conditions.

Whilst the proposed layout does not make provision for front gardens with low boundary walls and hedges it is not dissimilar to the approach taken in the recent planning permission at 20 The Street, directly to the south of the application site. Whilst not setting a precedent it would be difficult to argue the harm in the light of recent surrounding permissions. The proposed more suburban design of the dwellings and lack of design cohesiveness resulting from the surrounding piecemeal developments to which this site becomes the final piece results in some harm to the designated heritage asset (West Horsley Conservation Area). The public benefit of redeveloping the site to re provide a community facility is considered to outweigh the identified harm.

Having due regard to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 permission should be granted.

Impact on neighbouring amenity

Farthingworth and 1 and 2 Orchard Cottages

The proposed replacement community hall would be located forward of the existing building, resulting in a two storey built form being located closer to the front boundary and consequently closer to the properties directly opposite the site. The proposed building due to its design and maximum building height of 8.5m with the building line staggered would not result in a form of development that is unduly dominant or overbearing to the neighbouring occupants. Whilst two windows are proposed within the front elevation at first floor height, due to the relationship and separation to the properties on Cranmore Lane it would not give rise to an unacceptable loss of privacy or overlooking.

Ashwood and Nettleship

The rear gardens of Ashwood and Nettleship back onto the existing public footpath running the depth of the site. One first floor window is proposed within the side elevation of the community hall. This is set away from the eastern boundary and would be a sufficient distance from the rear boundaries of the neighbouring residential properties. Scope exists for additional planting within the site to mitigate the development. No unacceptable loss of privacy is identified from the proposed first floor window.

Cranmore cottages

Plot 4 is orientated with its front door to front the access drive, resulting in the 'side' elevation identifying as the front elevation with a double frontage appearance, first floor windows set part within the eaves as pitched roof dormer windows. Three first floor windows are proposed within the first floor facing elevation. One of which serves a bathroom. The other two windows are each secondary windows to two bedrooms. In the interests of preserving privacy and mitigating against unacceptable overlooking into the rear garden areas of 2 and 3 Cranmore Cottages it is considered reasonable to condition the first floor side elevation windows to be obscure glazed.

Britains Farm development

Plot 5 of the Britains Farm development is shown to be located to the west of the southern part of the application site. Plot 2 of the proposed development would be staggered back from the rear building line of the neighbouring development. However in observing the 45 degree angle from the rear windows it would not result in an unacceptable loss of light. Furthermore the mature tree boundary within the ownership of Britains Farm would maintain a significant screen between the developments. One first floor window is shown to be located in the facing side elevation of plot 2, serving the internal staircase.

During the winter months this has the potential to give rise to views into the neighbouring garden area. A condition is recommended to secure the window to be obscure glazed.

20 The Street development

Located directly to the south of the application site lies the recently granted permission for 23 dwellings accessed via 20 The Street. On the submitted coloured layout the proposed development is shown in relation to the surrounding approved schemes. Plot '20' is set side on to the southern boundary of the application site. Plot 2 would face towards the side elevation of plot 20, with plot one in the main facing the side of the rear garden afforded to plot 20. Adequate separation would be provided to the rear boundary to ensure no unacceptable detrimental impact on residential amenity would arise.

Impact on neighbours from the use of the community facility.

The existing hall has been able to operate to provide a community facility. Indeed some representations refer to the noise it generated. Whilst the hall may not have been used to its maximum potential it could have operated within the hours of its licence. The proposal in redeveloping the hall provides an opportunity to restrict hours of use and in assessing the proposal Environmental Health officers have commented.

The Environmental Health officer following the submission of details for the acoustic fencing to the south and east of plot 1 has confirmed that provided the specification is met, this is sufficient to achieve desirable noise levels in the residential garden to protect from noise from the adjacent MUGA pitch. Environmental Health officer concern was raised during the previous application regarding noise from events in the hall and the potential impact on the surrounding residential properties. Since the previous application the layout of the site has changed with changes including the positioning of the hall, the internal layout and the car park. The revised layout of the hall and the proposed construction is sufficient to overcome the previous concerns raised. Subject to the recommended mitigation measures being implemented the surrounding residential properties would be sufficiently protected from noise outbreak from the use of the hall. These measures include the non lobbied door into the function room achieving Rw30 dB ad, and the closure of windows and the non lobbied door during noisy events.

Whilst noise nuisance is covered under separate legislation, the potential impact of a use on residential amenity is a planning concern. The Environmental Health officer is satisfied that subject to the recommended mitigation measures being implemented the amenities of surrounding and proposed residential properties would be protected.

A Daylight and Sunlight report has been provided confirming that the proposed development would maintain high levels of daylight and sunlight in excess of BRE guidelines to Farthingworth, 1 & 2 Orchard Cottages, Nettleship, Ashwood and 1-4 Cranmore Cottages.

Subject to conditions the development would not give rise to unacceptable harm to the residential amenities of neighbouring occupants.

Highway/parking considerations

Ten parking spaces (including one disabled bay) are provided for users of the hall. Each dwelling is provided 2 parking spaces in accordance with the maximum parking standards. These are located to the side of each dwelling in a tandem layout. The proposed parking would not form a dominant feature within the streetscene and would not conflict with WH2 (ix) of the WHNP.

A footpath link is provided to the existing footpath running north south. The development proposes a link within the site to the existing footpath. The site is in a sustainable location with pedestrian and public transport links in the immediate vicinity of the site, with bus stops located on The Street and on The Epsom Road.

The County Highway Authority have advised that the swept path analysis shown on the Transport Statement (drawing no. 8200215/6201 is satisfactory. The Highway Authority have highlighted that the footpath (footpath 91) should not be obstructed at any time during or after the completion of the works. The Highway authority have suggested a number of conditions in addition to informative's should the existing access require modification. Conditions include a Construction Transport Management Plan.

The Highway Authority in referring to the predicted number of trips provided does not consider that the development will result in a significant increase in vehicular trips on the surrounding highway network.

No objection is raised on parking or highway safety grounds.

Impact on ecology and biodiversity Surrey Wildlife Trust have advised

An extended Phase 1 ecology survey has been submitted with the application. Survey work was carried out in May 2020 in addition Bat dusk emergence surveys were carried out on the 8th and 22nd June 2020 . This has found that the site generally offers limited opportunities for protected species due to the well managed habitats present. A single Common Pipistrelle and two Soprano Pipistrelle were recorded roosting within the existing community hall building. A mitigation licence will therefore be required prior to demolition and appropriate mitigation measures employed. The survey advises that replacement roosting opportunities will be provided within the new development.

A number of mitigation measures are proposed within the report including sensitive lighting.

The survey also identifies the boundary hedgerow (western boundary) as a priority habitat and to be retained, with new native hedgerow planting proposed at site boundaries including bolstering the existing western hedgerow boundary. The survey identifies the opportunity to secure net biodiversity gains, including additional native hedgerow and tree planting, new roosting opportunities for bats and more diverse nesting habitats for birds.

Surrey Wildlife Trust has been consulted and recommends a condition to ensure the development is carried out in accordance with the mitigation measures proposed in the accompanying Ecological Survey.

Subject to conditions and the applicant securing a bat license it is considered that the proposal will not have an adverse impact on ecology and biodiversity.

Impact on trees and vegetation

An arboricultural report by Tree Fabrik accompanies the application. This identifies a total of 22 individual trees, 1 group and 5 hedgerows within and directly adjacent to the sites boundaries. Of these 7 are category 'B' trees, 20 category 'C' trees and hedgerows and 1 category 'U' group. Of which 1 category 'C' tree and 1 'category 'U' group are proposed to be removed.

The arboricultural report states that provision has been made for the planting of 7 new trees and a linear hedgerow within the development.

A strong tree boundary exists just outside and along the western boundary of the application site.

A condition is recommended to secure the protection and retention of on and off site trees and hedgerow during both demolition and construction phases to ensure the longevity of the trees and hedgerow.

No objection is raised subject to a suitably worded condition.

Impact on surface water flooding

The site is located in flood zone 1. The application is accompanied by a Flood Risk and Drainage Statement by Glanville. The site is considered to be at very low risk from all sources of flooding with the exception of surface water flooding. The report identifies the site being at very low risk of surface water flooding with the exception of a very small area to the west, identified at low risk of surface water flooding. The report includes a surface water drainage strategy to mitigate any potential surface water flooding. Thames Water have raised no objection to this approach.

Sustainability

Policy D2 of the LPSS supported by the Council's Climate Change, Sustainable Design, Construction and Energy SPD 2020 sets out the sustainability requirements for development. Policy D2 requires new buildings to achieve a reduction in carbon emissions of at least 20% measured against the TER, through energy efficiency, fabric improvements and low carbon or renewable technologies. As a minor application whilst full energy and sustainability statements are not required, the submission is required to be accompanied by adequate energy information and proportionate sustainability information, (policy D2 paras 3 and 11).

The application is accompanied by a Energy Strategy Report by Blue Sky limited dated 24th February 2021. This includes SAP calculations for the dwellings and a BRUKL calculation for the hall.

Photovoltaic panels are proposed to the roofs of the dwellings a total of 14 x 330W photovoltaic panels dispersed as three panels to plots 3 and 4, and four panels to plots 1 and 2.

The energy statement states the development adopts a be lean, be green approach, with a fabric first approach.

20% carbon reduction

The hall does not achieve a 20% carbon reduction, falling just short at 18.23%.

Whilst the dwellings will have solar power installed to deliver a carbon saving across the site of 21.09% this doesn't identify how each dwelling will perform individually. The carbon reductions through energy efficiency appear to be lower than expected. Notwithstanding this it is noted that the air tightness and fabric u-values appear acceptable, clarification has therefore been sought on their carbon reductions to be achieved through energy efficiency.

Policy D2 requires the submission of adequate information to demonstrate and quantify how proposals comply with the energy requirements of Policy D2. Based on the submitted information the scheme does not meet the requirements of policy D2.

Water efficiency measures proposed to achieve a water use of less than 110 litres per day per person .

To ensure compliance with Policy D2 a condition is recommended.

Waste

The applicant has not submitted and details of waste management to address matters in relation to minerals efficiency, waste reduction and the prioritisation of reuse and recycling for waste material, which is a requirement of policy D2 and guidance set out in the Council's Climate Change, Sustainable Design, Construction and Energy SPD. Further details shall therefore, be secured by condition.ended.

Thames Basin Heath Special Protection Area (TBHSPA) and Appropriate Assessment (AA)

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

Ope

Legal agreement requirements

None

Balancing

The current community hall facility has deteriorated to a point that the principle of its demolition and replacement is accepted. The applicant has advised the housing is required to fund the delivery of the replacement hall. The proposed replacement facility whilst of smaller footprint would provide an up to date community facility benefiting both the existing and expanding village. It would replace the current structure that has undergone a number of extensions over the passage of time. The retention of a community facility is afforded weight in the balance. Net increase of 4 dwellings, afforded weight in the balance. Impact on the Conservation Area from suburban design and layout afforded some harm.

The harm identified would be outweighed by the benefit of re providing a modernised community facility.

Conclusion.

The benefit of replacing the existing community facility within a new building would be a significant community asset, this represents a public benefit which would outweigh the harm identified to the heritage asset. The proposal would provide 4 smaller family homes contributing to meeting the Borough's housing need. The proposal subject to conditions would accord with the relevant local plan polices, West Horsley Neighbourhood Plan policies and the NPPF.