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B O R O U G H

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Tom Horwood
Joint Chief Executive of Guildford and
Waverley Borough Councils

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 30 NOVEMBER 2022

Please find attached the following:

Agenda No Item

Presentation (Pages 1 - 18)

Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

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22/P/01037

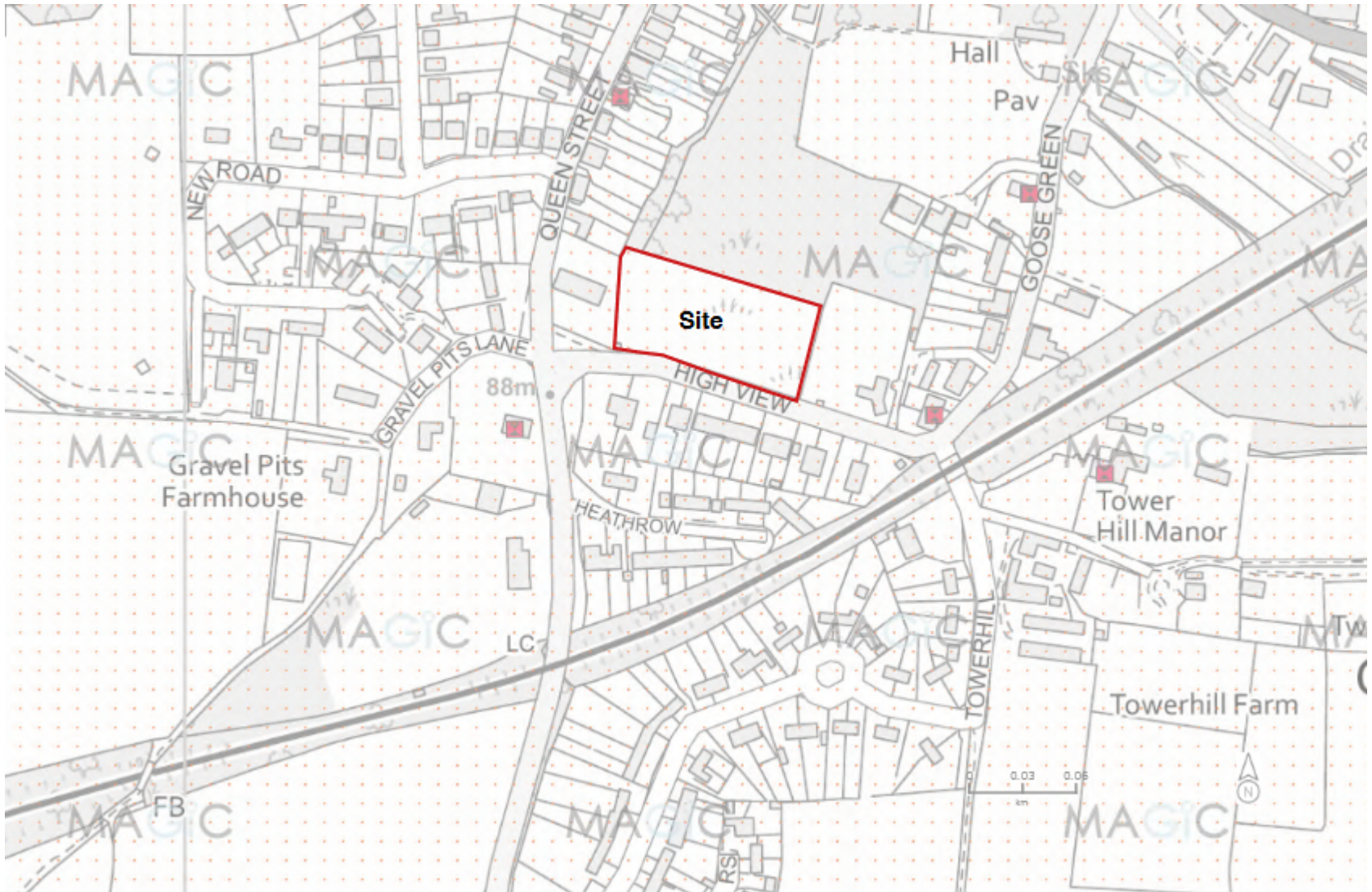
**Land at High View
Gomshall
GU5 9LT**

Erection of two pairs of four-bedroom dwellings with associated access and landscaping.

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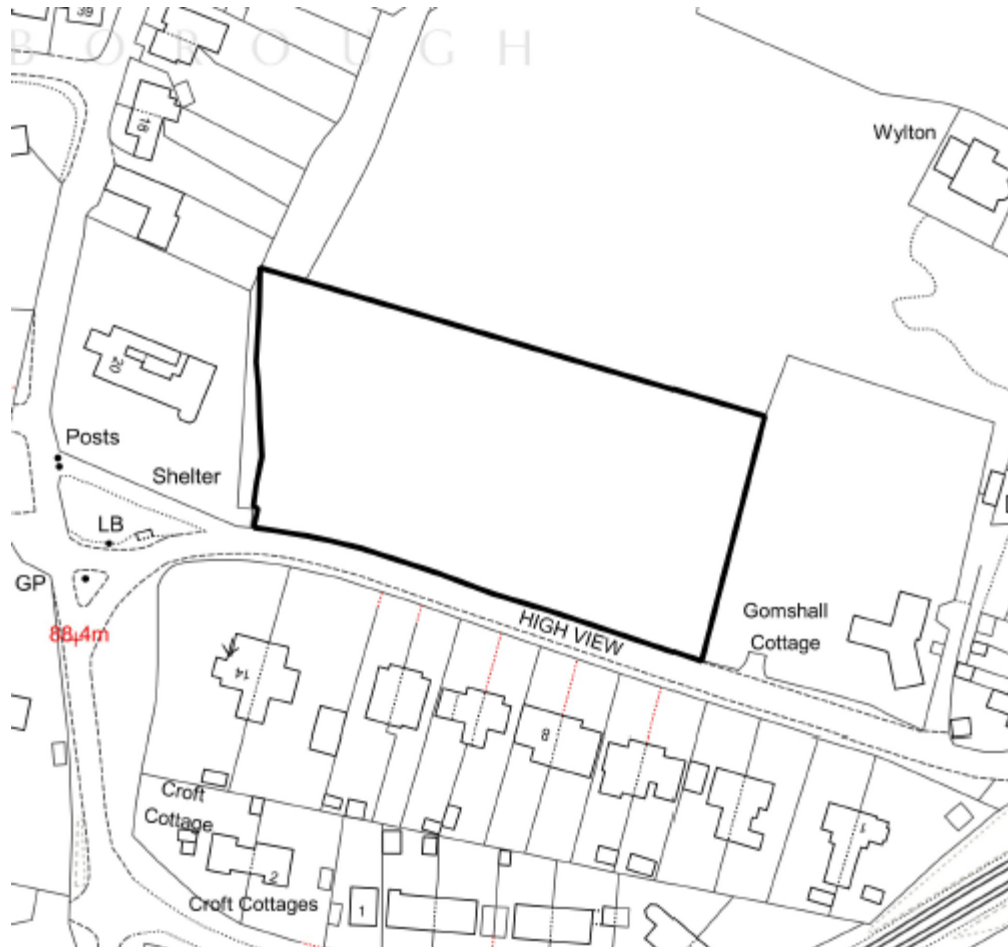


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Planning History

15/P/01497 - Outline application for the erection of 10 dwellings with associated access and landscaping.

Reasons for refusal:

1. The proposed development is located in the Green Belt outside any identified settlement area and represents inappropriate development, which is by definition harmful to the Green Belt, its openness and permanence and the purposes of including land within it. No very special circumstances have been identified by the applicant that clearly outweigh the substantial harm to the Green Belt. The development therefore fails to accord with policy RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/2007), the NPPF and NPPG.

2. The proposal is required to provide a sustainable urban drainage system, where it has not been satisfactorily demonstrated that surface water can be managed on the site with a system of on-going maintenance for the lifetime of the development or any details to confirm that it would be inappropriate. The development therefore fails to accord with policy G1(7) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/2007), the NPPF (para. 103) and the NPPG (Paragraph: 079 Reference ID: 7-079-20150415).



Dismissed Appeal Decision (2016): APP/Y3615/W/16/3148642

Para. 6-7: *‘The council accepts as a matter of fact and degree, that the site is within the Village of Gomshall... Policy RE3 is worded such that the reference to ‘small scale housing’ is an additional qualification to the main requirement for new building to be ‘in the nature of infilling’.*

Para. 8-9: *‘The site is... expansive in its scale and surrounded on three sides by loosely or undeveloped land. As such, I consider that the development of ten dwellings, spanning the full width of the site, would not represent limited infilling’.*

Para 10: *‘I also recognise that there is no substantive evidence to demonstrate that the proposal would be harmful to the character and appearance of the area’.*

Para 13: *‘The appellant’s appeal submissions include a Surface Water Management Strategy which finds that the additional surface water run-off from the proposed development could be safely and sustainably managed’.*



Block plan

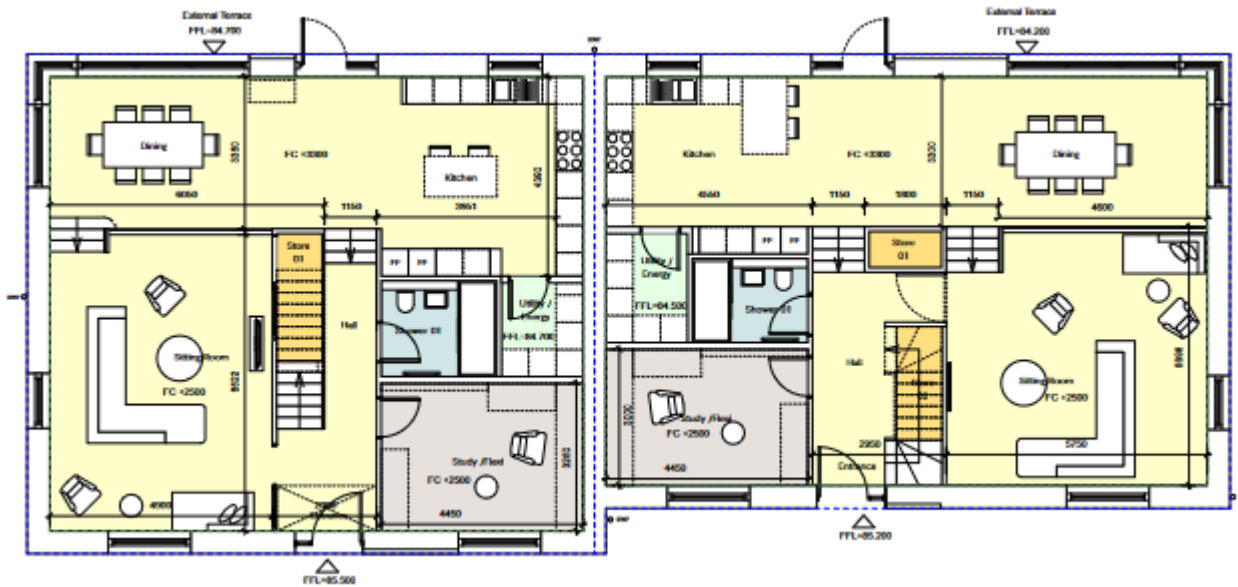
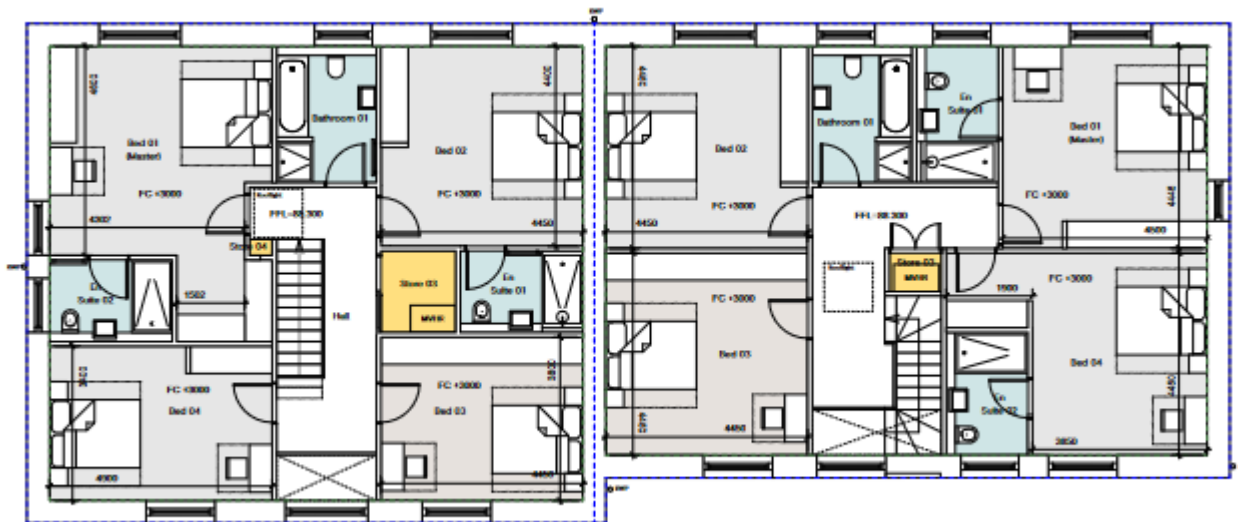
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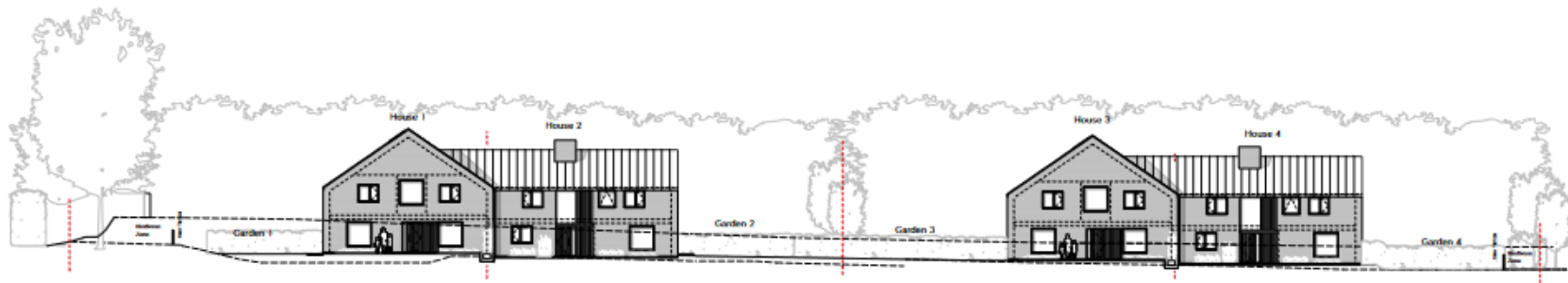
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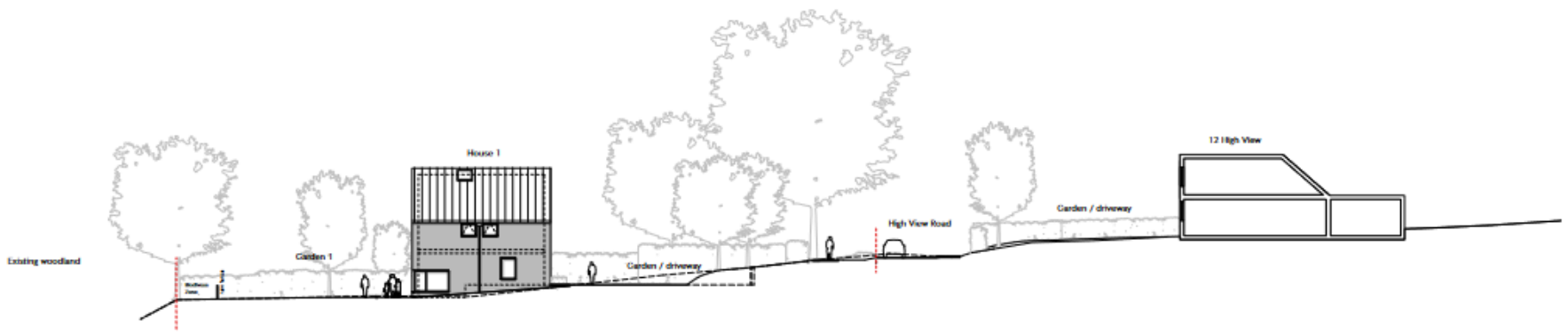
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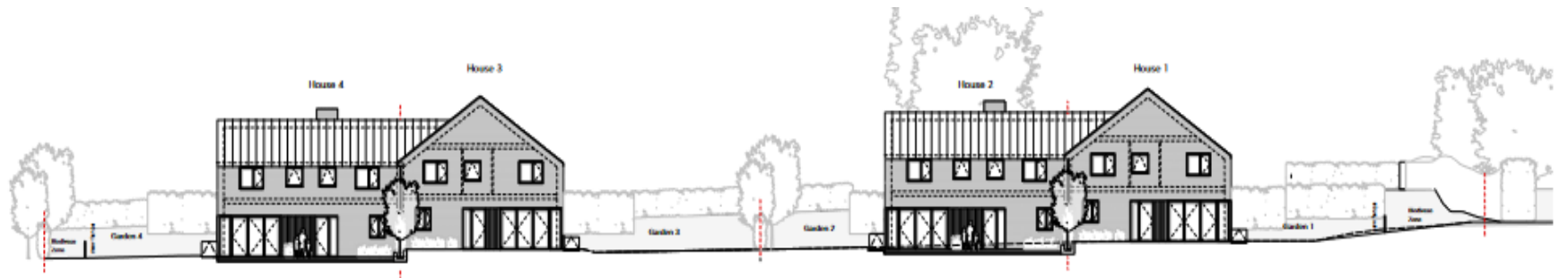




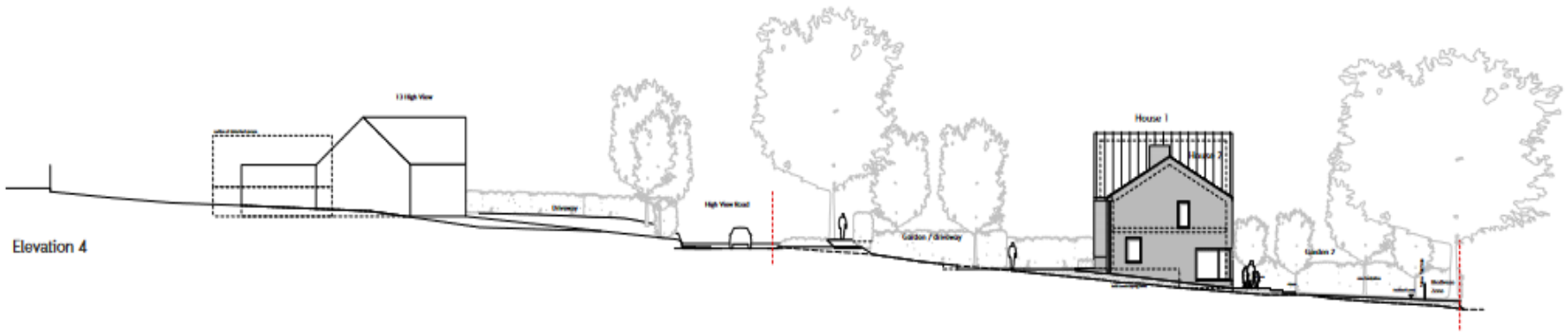
Elevation 1



Elevation 2











Elevation 3



Elevation 4



-  Existing Context
-  Proposal
-  Site Boundary
-  Driveway permeable paving
-  Lawn
-  External Terrace
-  Biodiverse Landscaping
-  R1
Refuse / Recycling
(3no. 240ltr)
-  Proposed Tree
-  Root Protection Zone
-  Existing Tree Removed
-  Existing Tree
-  New Hedge line / Planting

Relevant Planning Policy

NPPF (2021) – Part 13: Protecting Green Belt Land

Para 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(e) Limited infilling in villages

Local Plan (2019) – Policy P2: Green Belt

Limited infilling (c) Limited infilling may also be appropriate outside the identified settlement boundaries where it can be demonstrated that the site should be considered to be within the village.

Gomshall is identified as one of these villages.



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Other considerations of the scheme

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