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Thursday, 9 July 2015

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Rebecca Jennings-Evans, Katia Malcaus Cooper, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

In accordance with the Substitute Protocol at Part 4 of the Constitution, Members who are unable to attend this meeting should give their apologies and arrange for one of the appointed substitutes, as listed below, to attend. Members should also inform their group leader of the arrangements made.

Substitutes: Councillors Dan Adams, Rodney Bates, Ruth Hutchinson, Paul Ilnicki, Max Nelson and Adrian Page

Site Visits

Members of the Planning Applications Committee may make a request for a site visit. Requests in writing, explaining the reason for the request, must be made to the Development Manager and copied to the Executive Head - Regulatory and the Democratic Services Officer by 4pm on the Monday preceding the Planning Applications Committee meeting.

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Monday, 20 July 2015 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan
Chief Executive

AGENDA

		Pages
1	Apologies for Absence	
2	Minutes	3 - 6

To confirm and sign the non-exempt minutes of the meeting held on 22 June 2015.

3 Declarations of Interest

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

Human Rights Statement

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

Planning Applications

4	Application Number: 14/0532 - Land South of 24 - 46 (evens) Kings Road, and 6 and 9 Rose Meadow, West End GU24 9LW	7 - 26
5	Application Number: 14/0594 - land north of Beldham Bridge Road, West End GU24 9LP	27 - 46
6	Application Number: 14/0869 - 12 Streets Heath, West End, GU24 9QY	47 - 66
7	Application Number: 15/0141 - Weston Paddocks, (land adjacent to 1) Whitmoor Road, Bagshot GU19 5QE	67 - 80
8	Application Number: 15/0216 - Unigate Dairies Ltd., 7-11 Updown Hill and 2 Wentworth Cottages, Windlesham GU20 6AF	81 - 94
9	Application Number: 15/0427 - Chobham Meadows Land between Station Road and Chertsey Road, Chobham GU24 8AN	95 - 102
10	Application Number: 15/0033 - Unit 2, Trafalgar Way, Camberley GU15 3BN	103 - 118
11	Application Number: 15/0504 - 87 Park Road, Camberley GU15 2SW	119 - 122
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Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 22 June 2015

+ Cllr Edward Hawkins (Chairman)
+ Cllr David Mansfield (Vice Chairman)

+ Cllr David Allen	- Cllr Katia Malcaus Cooper
- Cllr Richard Brooks	+ Cllr Robin Perry
+ Cllr Nick Chambers	+ Cllr Ian Sams
+ Cllr Mrs Vivienne Chapman	+ Cllr Conrad Sturt
+ Cllr Colin Dougan	+ Cllr Pat Tedder
+ Cllr Surinder Gandhum	+ Cllr Victoria Wheeler
- Cllr Rebecca Jennings-Evans	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr Dan Adams (In place of Richard Brooks), Cllr Paul Ilnicki (In place of Katia Malcaus Cooper) and Cllr Max Nelson (In place of Rebecca Jennings-Evans)

In Attendance: Cllr Paul Deach

6/P Minutes

The minutes of the meeting held on the 27 May 2015 were confirmed and signed by the Chairman.

7/P Application Number: 15/0291 - Brook Green and Tinybrook, Waverley Close, Camberley GU15 1JH

The application was for outline application for the erection of two blocks of flats each containing nine residential flats following demolition of two existing dwellings. Appearance and landscaping reserved.

Members were advised of the following updates:

'Page 13, para. 6.1 –

Five additional representations had been received, 1 in support and 4 of objection. Objections raised were in respect of:

- *increased traffic and potential parking issues*
- *loss of trees and vegetation which is harmful to the character of the area*
- *scale and massing of development significant*

Page 16, para. 7.3.4 –

The Council's Environmental Health Officer has advised that an acoustic report would be required by condition if the application were to be granted. This report should demonstrate how acceptable noise levels would be achieved within the flatted units.

Reason 5, page 20 –

The agent for the application has provided SUDs drainage information this morning. Due to the late submission of this information, this has been returned to the agent. Accordingly the drainage objection will stand. Given the other reasons for refusal, officers do not recommend deferral of the application to consider the drainage information.'

Some Members felt that the development lacked sufficient parking, particularly for visitors.

There was also concern about Japanese Knotweed. It was noted that the Council's Arboricultural Officer had confirmed the re-emergence of this plant.

Resolved that application 15/0291 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillor Edward Hawkins declared that he lived near the development site.

Note 2

As this application triggered the Council's public speaking scheme Mr Coffey and Mr Goss spoke in objection to the application.

Note 3

The recommendation to refuse the application was proposed by Councillor David Mansfield and seconded by Councillor Valerie White.

Note 4

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors Dan Adams, David Allen, Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, David Mansfield, Robin Perry, Conrad Sturt, Pat Tedder, Ian Sams, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application: Councillor Max Nelson.

8/P Application Number: 15/0419 - 18 Elizabeth Avenue, Bagshot GU19 5NX

The application was for the erection of a first floor side extension.

This application was reported to the Planning Applications Committee because the applicant was closely related to a Ward Councillor.

Members were advised that Windlesham Parish Council had raised no objection to the application.

It was noted that the rear window would be obscure glazed to prevent overlooking.

Resolved that application 15/0419 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillors Conrad Sturt and Valerie White declared that they knew the applicant.

Note 2

The recommendation to approve the application was proposed by Councillor David Allen and seconded by Councillor Colin Dougan.

Note 3

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Dan Adams, David Allen, Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, Pat Tedder, Ian Sams, Victoria Wheeler and Valerie White.

Chairman's Announcement

It was noted that this meeting was Chenge Taruvinga's final Planning Applications Committee meeting before leaving the Council. The Chairman on behalf of the Committee wished her well in her new job.

Chairman

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2014/0532

Reg Date 01/07/2014

West End

LOCATION: LAND SOUTH OF 24-46 (EVENS), KINGS ROAD, AND 6 & 9 ROSE MEADOW, WEST END, WOKING, GU24 9LW

PROPOSAL: Outline Application for 84 dwellings (including 8 one bedroom flats, 34 two bedroom houses, 28 three bedroom house and 14 four bedroom houses) with access from Rose Meadow. Access only to be considered. (Additional info rec'd 11/09/2014). (Additional info rec'd 09/10/2014), (Additional info rec'd 22/10/14), (Additional in rec'd 06/11/14).

TYPE: Outline

APPLICANT: The William Lacey Group Ltd

OFFICER: Duncan Carty

RECOMMENDATION: If the Council had been the determining authority, it would have REFUSED permission

1.0 SUMMARY

- 1.1 The current outline application relates to the erection of 84 dwellings on land to the south of Kings Road and Rose Meadow in West End with access from Rose Meadow. The proposal relates to the approval of the access only.
- 1.2 The current application is the subject of a valid non-determination appeal that has been received by the Planning Inspectorate. The applicant has the right to make a non-determination appeal after the expiry of the statutory time limit or expiry of an extension of time agreement. The Planning Inspectorate then becomes the determining authority. However, it is still necessary for the Council to confirm what it would have determined if it had been the determining authority.
- 1.3 In terms of the impact on local character, trees/hedgerows, residential amenity, traffic generation, parking, highway safety, ecology, archaeology, land contamination, drainage, flood risk, local infrastructure, housing mix, crime and the Thames Basin Heaths Special Protection Area, no objections are raised. Whilst there is no legal agreement in place to provide affordable housing and a SAMM contribution, these matters can be dealt with at the reserved matter stage. However, it is considered that the site should not be released for housing at this time as this would be contrary to the adopted development plan and an objection is raised on these grounds. As such, the Council would have refused this proposal if it had been given the opportunity to determine this application.

2.0 SITE DESCRIPTION

- 2.1 The application site relates to agricultural land to the south of Kings Road and Rose Meadow on land which is defined as Countryside (beyond the Green Belt) but has been retained as a housing reserve site. The land falls from north to south and the majority of trees are located to site boundaries with a line of trees running through the site from north to south which marks a historic boundary between two fields. The River Bourne lies south of the application site with a small part of the site close to the south boundary falling within the floodplain (Zone 2). Part of a historic (pre-war) landfill site lies within the south east corner of the site.
- 2.2 The site measures 3.51 hectares in area. Land to the south and east of the application site falls within the Green Belt.

3.0 RELEVANT HISTORY

- 3.1 SU/06/0879 Outline application for the erection of 12 semi-detached and 10 detached dwellinghouses following the demolition of four detached dwellinghouses (means of access to be determined) at 40-48 Kings Road (which includes part of the application site). Refused permission in January 2007 and subsequent appeal dismissed in January 2007.

The application was refused for the following reasons:

1. Inappropriate, piecemeal and premature release of part of a housing reserve site and encroachment into countryside [agreed by the Inspector].
2. Cramped form and layout of development out of keeping with pattern of development in the locality [agreed by the Inspector].
3. Impact on residential amenities of adjoining occupiers [not agreed by Inspector].
4. Density of development and means of access would result in unacceptable level of activity in Kings Road [not agreed by Inspector].
5. Impact on the SPA [agreed by the Inspector].
6. Absence of a flood risk assessment [not agreed by Inspector]
7. Absence of and tree survey/report [agreed by the Inspector].

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of 84 dwellings with its proposed access from Rose Meadow. The housing includes 8 one bed, 34 two bed, 28 three bed and 14 four bed units, with 40% affordable provision, split between intermediate and socially rented housing. 200 car spaces are proposed. The proposal relates to the approval of the access only.
- 4.2 The application is in an outline form with only the access to be determined at this stage. The sole access would be direct from the southern end of the highway at Rose Meadow. Rose Meadow is a short cul-de-sac serving 8 dwellings. The proposal would increase the number of dwellings using this access to 92 dwellings, which access onto Kings Road and the wider highway network. A schematic layout has been provided which indicates a form of development for this proposal which arranges the housing around a cul-de-sac form of development. Land towards the south boundary would provide amenity land including a play area.
- 4.3 The application has been supported principally by:
- Planning and Design and Access Statements;
 - Transport Assessment and Travel Plan; and
 - Housing Need and Supply Report (received on 1 April 2015).
- Other provided reports include:
- Flood Risk Assessment;
 - Housing Report;
 - Noise Assessment;
 - Tree Report;
 - Ecological Assessment;
 - Heritage Assessment and Landscape Visual Impact Assessment; and
 - Community Consultation Event Statement.
- 4.4 The Housing Need and Supply Report is a response to the publication of the Council's Housing Needs Supply Paper in February 2015. The applicant has indicated that the paper is flawed and relies upon a level of housing demand (about 190 dwellings per annum) which is derived from the level set out in the South East Plan 2009 (now revoked) and as set out in the Core Strategy. The applicant also indicates that the HLSP includes development proposals which they consider are not deliverable within the five year timeframe. The applicant considers that the HLSP should reflect the level of housing demand (about 340 dwellings per annum) that is set out in the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) [SHMA], and has backed this approach with recent appeal decisions and case law relating to various sites located outside of this Borough. This, in their opinion, would indicate that a five year supply (plus buffer) for the Borough is not achievable and that the site should now be released for housing. In addition, the applicant has indicated that the adoption of the Core Strategy in February 2015 (just prior to the NPPF coming into force) and its reliance

on pre-NPPF national policy makes these policies out-of-date. The applicant considers that the presumption in favour of sustainable development should be applied to this development which should be approved without delay.

- 4.5 The assessment in Paragraph 7.0 below has taken into consideration the content of these reports provided by the applicant.

5.0 CONSULTATION RESPONSES

- | | | |
|------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | County Highway Authority | No objections. |
| 5.2 | Environmental Services | No objections. |
| 5.3 | Surrey Police | No objections. |
| 5.4 | Surrey Wildlife Trust | No objections. |
| 5.5 | Natural England | An objection is raised on a lack of SANG capacity to accommodate this proposal [<i>See Paragraph 7.13</i>]. |
| 5.6 | Environment Agency | No objections. |
| 5.7 | Archaeological Officer | No objections. |
| 5.8 | Arboricultural Officer | No objections. |
| 5.9 | Surrey County Council (Education) | Payment towards education provision is required. |
| 5.10 | West End Parish Council | An objection is raised on the grounds that the site falls outside of the settlement boundary, flood risk, local infrastructure, ecology and potential loss of trees. The site exceeds the 20 units expected for West End within the Core Strategy. |

6.0 REPRESENTATION

At the time of preparation of this report, no representations in support have been received and 184 letters of objection, including one from the West End Action Group and one petition (with 635 signatures), have been received which raise the following issues:

6.1 Principle

- Development is not needed and is of a size beyond local needs (20 units as set out in the Core Strategy) [*See Paragraph 7.5*]
- Release of land (pre-2025) contradicts local plan policy (Countryside beyond the

Green Belt/housing reserve site) and Housing and Supply Paper 2015-2020, and is pre-mature and unnecessary [See Paragraph 7.5]

- Adequate housing to be provided at other sites (Brookwood/Deepcut) [*Officer comment: Brookwood falls outside of this Borough and would not contribute to the Council's housing delivery requirements. In all other respect, please see Paragraph 7.5*]
- West End has provided its fair share of housing in the past (it has doubled in size since the 1980's) [*Officer comment: This is not a reason to refuse this application*]
- The development should not be provided before the original bypass is provided [*Officer comment: The bypass provision has been long deleted and the site remains a housing reserve site*]
- Use of green field (rather than brown field) sites is against central government advice [See Paragraph 7.5]
- Cumulative impact and un-co-ordination with other developments at Dyckmore (SU/14/0869), Malthouse Farm (SU/15/0445) and Land north of Beldam Bridge Road (SU/14/0594) [*Officer comment: Each application has to be determined on its own merits*]
- Destruction of Green Belt land [*Officer comment: The land is not Green Belt*]
- Land has been/should be returned to Green Belt [*Officer comment: The land has not been re-defined as Green Belt*]

6.2 Highway and transportation matters

- Access via Kings Road and Rose Meadow is not designed to take the level of traffic that would be provided for the development. Proposal would therefore adversely affect highway safety made worse by poor visibility at road junctions, lack of footways on these roads and limited street lighting as well as restrictions for emergency traffic, particularly due to the level of current on-street parking [See Paragraph 7.6]
- Impact on traffic congestion and highway safety on local roads and at local road junctions (Kings Road – Beldam Bridge Road road junction, Beldam Bridge Road – Fellow Green road junction, A322 Guildford Road – Fellow Green roundabout and over the single lane Beldam Bridge) and at school rush hour. Local roads are gridlocked when highway maintenance work is undertaken in vicinity [See Paragraph 7.6]
- Restrictions to use of private road (Rose Meadow) due to provision of access for this development its use for street parties, children playing, etc [*Officer comment: This would not be a reason to refuse this application*]
- Loss of on-street parking (Rose Meadow) due to provision of access for this development [See Paragraph 7.6]
- Access from private roads with a weight restriction and impact on road surface [*Officer comment: This is a private matter*]

- Previous promises of signage to limit heavy vehicles on private road (Kings Road) [*Officer comment: This is a County Council matter*]
- One access road is insufficient for development, particularly for emergency vehicle access if there were to be road congestion on Rose Meadow due to the level of on-street parking [*See Paragraph 7.6*]
- The Fellow Green roundabout is at near traffic capacity and the proposal (cumulatively with other proposals) will exceed capacity [*See Paragraph 7.6*]
- Creation of more rat-runs through the West End village [*See Paragraph 7.6*]
- TRICS modelling for predicting traffic generation does not take into consideration high car ownership in local area and therefore additional trips are likely [*See Paragraph 7.6*]
- Limited availability of commuting to London by rail [*See Paragraph 7.6*]
- Inadequate car parking proposed for this development [*See Paragraph 7.6*]

6.3 Character reasons

- Loss of trees (including ancient woodland), fields and hedges [*Officer comment: Ancient woodland would not be affected by the proposal. In all other respects, see Paragraph 7.7*]
- Ruining beautiful countryside and loss of rural/tranquil character [*See Paragraph 7.7*]
- Loss of green space/gap to Bisley/Chobham and resulting coalescence of villages [*See Paragraph 7.7*]
- Impact on, and suburbanisation of, village character [*See Paragraph 7.7*]
- Impact on the design and appearance of Rose Meadow [*See Paragraph 7.7*]
- Not in keeping with Kings Road development [*See Paragraph 7.7*]
- Development is too large in scale [*See Paragraph 7.7*]
- Density (36 dph) above the general density of development in West End [*See Paragraph 7.7*]

6.4 Residential amenity

- Impact on residential amenities [*See Paragraph 7.8*]
- Increased noise and air pollution from traffic [*See Paragraph 7.8*]
- Increased noise and dust pollution from construction and associated traffic

[Officer comment: If minded to approve, a method of construction including a limitation on hours of construction and a method to control dust could be imposed. In addition, there are separate controls on noise and dust under environmental health legislation]

- Increased light pollution [*See Paragraph 7.8*]
- Loss of privacy from use of private road (Rose Meadow) as an access for this development from increased activity (walking, cycling etc.) to front gardens and front windows of existing residential properties [*Officer comment: This would not be a reason to refuse this application*]
- Stress to local residents from construction process and later noise and air pollution [*Officer comment: This is not a reason to refuse this application*]
- Inadequate information received about impact on road noise to local residents [*Officer comment: This has subsequently been received. See Paragraph 7.8*]
- Proposal would be in direct contravention of the European Convention on Human Rights allowing existing residents to enjoy the current peace, tranquillity and rural aspect of the area [*Officer comment: See Page 2 of the Committee Agenda. There is considered to be no potential conflict with the Human Rights Act*]

6.5 Other matters

- Loss and destruction of wildlife and their habitats (birds (including buzzards, sparrow hawks, owls, red kites, woodpeckers, pheasants and herons), deer, hedgehogs, badgers, bats, rabbits, newts, frogs, reptiles, toads, bees and foxes) [*See Paragraph 7.9*]
- Impact on archaeology including Roman road under site [*See Paragraph 7.10*]
- Increased risk of flooding with proposed dwellings on a high risk floodplain and area with a high water table [*See Paragraph 7.11*]
- Impact on drainage – proposed mitigation will not be sufficient [*See Paragraph 7.11*]
- Impact on drainage from the highway (Rose Meadow) which currently runs into the application site [*See Paragraph 7.11*]
- Impact on property value if house floods after development is built [*Officer comment: The impact on property value is not a planning matter. However, in relation to flood risk, please see Paragraph 7.11*]
- Unsustainable development by reason of a worsening of existing infrastructure deficiencies/Lack of infrastructure to accommodate increased population – local doctors' surgery (impacting on hospital A&E departments), schools, village amenities (shops, playing fields, tennis courts, etc.) and developers contributions would not fund sufficient improvements to this infrastructure [*See Paragraph 7.12*]
- Increase in crime and anti-social behaviour [*See Paragraph 7.14*]
- Impact on the SPA [*See Paragraph 7.15*]

- Impact on Brentmoor SSSI [*Officer comment: The application site is a minimum of 0.9 kilometres from the SSSI and the direct impact from this development on that site is negligible. However, this site forms a part of the SPA, and in terms of its impact on that status of this land, please see Paragraph 7.15*]
- Proposed SANG (at Heather Farm) is no to the benefit of local residents [See Paragraph 7.15]
- De-valuation of property value [*Officer comment: This is not a planning matter*]
- Developer greed [*Officer comment: This is not a material planning consideration*]
- Digging up private road, gardens and driveways to provide utilities [*Officer comment: This is a private matter*]
- Management company upkeep the road (Rose Meadow) – who will undertake this role if the development is built? [*Officer comment: This is a private matter*]
- No improvement on earlier refused scheme (SU/06/0879) [*Officer comment: Each application is considered on its own merits*]
- Health and safety issues from locating childrens' play area close to attenuation pond [*Officer comment: The application is in an outline form and the layout is not under consideration*]
- Impact on air quality by increased use of Kings Road which has previously been repaired with silica and asbestos and increased carbon dioxide emissions [*Officer comment: This is an Environmental Health issue*]
- Impact on micro-climate [*Officer comment: This would not be a reason to refuse this application*]
- Timing of development proposals [*Officer comment: Beyond the time limit to implement, this is not a matter under the control of the Local Planning Authority*]
- Against the wishes of the local community [*Officer comment: This is not a reason, in itself, to refuse this application*]
- Lack of recognition of/progress for a village design statement [*Officer comment: This would not be a reason, in itself, to refuse this application*]
- Loss of village identity and community spirit [*Officer comment: This would not be a reason to refuse this application*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The application is subject to a non-determination appeal which has been submitted due to the fact that the Council has not determined the application within the statutory (13 week) target date. As such, the assessment below is related to how the Council would have assessed the application if it were in a position to determine this application. The application site is located within a site which has been a housing reserve site, adjoining the settlement of West End, but defined as

Countryside (beyond the Green Belt).

- 7.2 As such, the National Planning Policy Framework and its associated Planning Practice guidance as well as Policies CP1, CP2, CP3, CP5, CP6, CP11, CP12, CP14, DM9, DM10, DM11, DM16 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved); and Policy H8 of the Surrey Heath Local Plan 2000 (as saved) are relevant. In addition, advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; Infrastructure Delivery SPD 2014 are also relevant. Regard will also be had to the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) and the Housing Needs Survey Paper 2015-2020 (February 2015).
- 7.3 The application is in an outline form which seeks the approval of the access only. However, it is considered that all the following matters need to be considered. It is considered that the main issues to be addressed in considering this application are:
- Principle of development;
 - Impact on traffic generation, parking capacity and highway safety;
 - local character, trees and hedgerows; and
 - Impact on residential amenity.
- 7.4 Other matters include:
- Impact on ecology;
 - Impact on archaeology;
 - Impact on land contamination, drainage and flood risk;
 - Impact on local infrastructure;
 - Impact on affordable housing provision and housing mix;
 - Impact on crime;
 - Open space provision; and
 - Impact on the Thames Basin Heaths Special Protection Area.

7.5 Principle of development

Spatial strategy

- 7.5.1 Paragraph 17 of the NPPF sets out the core land-use planning principles. This includes the need to "*recognise the intrinsic character and beauty of the countryside*" and "*encourage the effective use of land by reusing land that has been previously developed (brownfield land)*". Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and acknowledges that new development in the Borough will come forward largely from the redevelopment of previously developed land in the western part of the Borough. This accords with the identification of that area as a part of the Western Corridor/Blackwater valley sub-regional growth area

and identification of Camberley as a secondary town centre which is expected to accommodate major developments. Development in this part of the Borough also has the best access to local services and is most likely to make use of previously developed land.

7.5.2 Policy CP3 of the CSDMP sets out the scale and distribution of housing within the Borough up to 2028, which is to be provided within existing settlements up to 2026 and, if insufficient sites have come forward, then between 2026 and 2028, the release of sustainable sites within the Countryside (beyond the Green Belt), sites identified through a local plan review. The local and national policy seeks the development of previously developed land first, with local policy indicating that development should be focused in the settlements, with any releases that are to be made in the defined countryside from 2026, if insufficient sites have come forward for development. At this time, it is clear that the spatial strategy would not support the release of the application site for housing.

Housing supply

7.5.3 The NPPF has a presumption in favour of sustainable development and there are three dimensions to this: economic, social and environmental. The NPPF considers that where relevant policies are absent, silent or out-of-date, the policies within the NPPF would take precedent, unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits"*. The NPPF puts the delivery of sustainable development at the heart of the decision making process.

7.5.4 The NPPF within its series of core principles includes the proactive delivery of housing. Paragraph 47 of the NPPF indicates that *"to boost significantly the supply of housing, local planning authorities should:*

- *use their evidence base to ensure that their Local Plan meet the full, objectively needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in [the NPPF], including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements within an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;..."*

The availability of a five year supply (plus buffer) of deliverable housing sites is a factor when determining applications for residential development, notwithstanding the spatial strategy set out in Paragraph 7.5.1 above.

7.5.5 Paragraph 49 of the NPPF indicates that:

"Housing applications should be considered in the context of the presumption on favour of sustainable development. Relevant policies for the supply of housing should not be considered to be up-to-date if the local planning authority cannot

demonstrate a five-year supply of deliverable housing sites."

Without the supply of deliverable housing sites, local policies on housing supply would be considered to be out-of-date and development which is considered to be sustainable (as defined in the NPPF) would be considered to be acceptable. It is considered that for the proposed development, when balancing the clear social and economic benefits with any potential environmental disbenefits (see Paragraph 7.7 below), the proposal would be deemed to sustainable development (as defined in the NPPF).

- 7.5.6 The application site falls within the defined Countryside (beyond the Green Belt) but also forms a part of a housing reserve site as previously defined in Policy H8 of the Surrey Heath Local Plan 2000 (as saved). The Inspector into the Core Strategy did not delete this housing reserve site but has indicated that they would need to be reviewed through a sites allocation (SPD) document, which is currently at an early stage.
- 7.5.7 The Council has provided a Five Year Housing Land Supply Paper 2015-2020 in February 2015 (HLSP) which indicates that there is an available 8 year supply of housing, which demonstrates the meeting of the five year supply (plus buffer) target, which is clearly a different position to that set out in Paragraph 7.5.6 above, and has been achieved through the inclusion of Class C2 care home units, the increased development activity (due to the improved economic climate) and the number of office to residential conversions. This would also lead to the conclusion that the application site should not come forward for housing at this time. As indicated in Paragraph 4.4, the applicant has responded to this paper by indicating that the five year supply requirements, as set out in Paragraph 7.3.4 above, cannot be met and that the presumption in favour of sustainable development should be applied to this development which should be approved without delay.
- 7.5.8 The Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) (SHMA) has been provided to develop an up-to-date evidence base for the housing market area to develop the evidence of a full objectively assessed needs for market and affordable housing, as required by Paragraph 47 of the NPPF (see Paragraph 7.5.4 above). The SHMA is at an early stage and further work is required by the Council to assess whether revisions to the housing target set out in Policy CP3 of the CSDMP are required. In the absence of this work, it is considered that the housing delivery policy set out in Policy CP3 of the CSPMP should be given much greater weight than the SHMA.
- 7.5.9 Moreover, the Inspector into the Examination in Public into the core strategy concluded that due to the impact of the SPA on housing delivery and the need to provide avoidance measures to mitigate the impact of (net) residential development within the Borough, the Council did not have to demonstrate a rolling five year housing land supply. The Inspector in his report indicated:

"The proposed revisions to Policy CP3's supporting text include a table showing anticipated phasing. This shows a five year housing land supply would not be provided - an outcome that is not unexpected given the difficulty of providing SANG has seriously constrained housing delivery in the Borough in recent years...the resulting strategy represents a pragmatic attempt to address a real and pressing local constraint on housing delivery...On balance, I am satisfied that the

circumstances described above justify departing from national policy in respect of this matter."

The Inspector acknowledged that the Council, at that time, could not meet the required five year housing land supply (without buffer) as set out in the national policy requirements at that time, but considered that the local constraint to housing delivery could lead to an acceptable departure from national policy on housing delivery.

7.5.10 Paragraph 119 of the NPPF, however, indicates that *"the presumption in favour of sustainable development (paragraph 14 [of the NPPF]) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined."* As indicated in Paragraph 7.13.1 below, the site falls within 5 kilometres of the SPA, for which an appropriate assessment would be required under the Birds Directive would be undertaken. As such, whilst Paragraph 14 of the NPPF indicates that sustainable development should be granted, where relevant policies are out-of-date, which has been suggested by the applicant, it also indicates that permission should not be granted where specific policies in the Framework indicate that development should be restricted. It is considered that with the Birds Directive restricting residential development, where there is a net gain of units within 5 kilometres of the SPA (for which the whole of the Borough is so affected), it is considered that the presumption in favour of sustainable development, as set out in Paragraph 14 of the NPPF, does not apply for the current proposal.

7.5.11 It is therefore considered that the proposed development, by providing residential units in a site designated as Countryside (beyond the Green Belt) on part of a housing reserve site (which currently is not expected to be needed prior to 2026), would result in the release of land for development that would currently conflict with the spatial strategy for the Borough which seeks to firstly concentrate development in the western part of the Borough and settlements areas on previously developed land.

7.5.12 At this time the release of this land would therefore be harmful to the intrinsic characteristics of the countryside and in the absence of review, evidence and phasing to justify its release would conflict with Policies CP1 and CP3 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

7.6 Impact traffic generation, parking capacity and highway safety

7.6.1 The proposal would provide a sole access through Rose Meadow a short cul-de-sac serving 11 dwellings. The proposal would increase the number of dwellings using this access to 95 dwellings, which access onto Kings Road and the wider highway network. The County Highway Authority has raised no objections to the proposal on traffic generation and highway safety grounds. The Authority has indicated:

"The traffic modelling submitted with both is application [and SU/14/0594] looked at traffic impacts of both development sites both individually and in combination on the A322 Guildford Road/Kerria Way/Fellow Green roundabout.

The modelling demonstrated that the junction, in its current form, is operating close to capacity.

The modelling identified that the existing junction arrangement would in the future, suffer from queuing and delays on both the A322 approaches, particularly on the A322 north arm of the roundabout. Both developers have put forward a scheme to provide an improvement to the capacity and the operation of both arms of the junction.

It is considered by the Highway Authority that the scheme put forward would provide an improvement to the future queuing and delays that the existing junction would suffer from which was identified by the modelling assessment. It is considered that this improvement scheme should be delivered through the CIL process.”

The County Highway Authority has confirmed that this scheme is not required to make the current scheme acceptable. As such, it does not need to be delivered under this application and such details do not form a part of this application. The County Highway Authority has also not raised any objections on the highway safety issues raised by an increased use of the general local road network, including its junctions.

7.6.2 The details of layout are, as indicated above, a reserved matter but an indication that 200 parking spaces would be provided to serve this development. This level of parking would meet parking standards and no objections are therefore raised on these grounds.

7.6.3 The condition of the road surface on Kings Road, particularly between Rose Meadow and A322 Guildford Road, is poor. In this respect the County Highway Authority has advised:

“To promote walking and cycling and to assist pedestrians accessing the bus stops and local facilities the surface of Kings Road [between Rose Meadow and A322 Guildford Road] which is a privately maintained public highway should be improved for future users. Details of the highway requirements necessary for the inclusion in any application seeking approval of reserved matters may be obtained from the [County Highway Authority].

[As] Kings Road is a privately maintained road, ...therefore it is the responsibility of the residents who front the road to maintain it for suitable usage for all users. However, the Highway Authority note that the condition of Kings Road is less than ideal and attractive than it could be for users. The Highway Authority would therefore welcome the developer to enter into discussions with the residents to provide an improvement.”

The County Highway Authority has confirmed that the poor surface of Kings Road, particularly between Rose Meadow and A322 Guildford Road, and the effect of increased traffic on this highway is not a reason to refuse this application. As such, no objections are raised on these grounds, with the proposal complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.7 Impact on local character, trees and hedgerows

- 7.7.1 Paragraph 7.5.11 above already recognises that unless there is a clear proven need to release countryside for housing, the intrinsic characteristics of the countryside should be protected for its own sake. However, on the assumption that this land has to be released then the following conclusions can be drawn on the merits of the proposal.
- 7.7.2 The proposal would result in the provision of housing on a greenfield site, which would extend the effective settlement boundary into the defined countryside. This would have some impact on the rural character of the site, with the loss of the fields to residential development. However, this effect would not be so significant an impact, noting the quality of the landscape, the site topography, the level of boundary screening, particularly to the south and east boundaries of the site (adjoining the Green Belt), and the limited views of the site that would be afforded from the open countryside beyond. No objections are raised to the impact of the proposal on the rural character of the area.
- 7.7.3 The minimum gap between the settlements of West End and Bisley is 370 metres (at the A322 Guildford Road). The current proposal would be located a minimum of about 450 metres from the settlement of Bisley. It is also noted that the remainder of the land between these settlements falls within the Green Belt. As such, it is not considered that the development proposal would result in the loss of a strategic gap between, or a coalescence of, settlements.
- 7.7.4 As indicated above, the proposed layout is a reserved matter but the schematic layout provided with this application indicates how the development could be provided. Within this layout, it would appear that there would provide some spaciousness within the development providing gaps between dwellings and reasonably sized rear garden areas to serve the proposed residential properties.
- 7.7.5 The proposal would provide a density of development of about 24 dwellings per hectare which compares with an average of between 5 and 20 dwellings per hectare for this part of the West End settlement. Whilst matters of design and massing are a reserved matter, taking into consideration the schematic layout (which indicates that a layout of this density could be provided without detriment to local character, as indicated in Paragraph 7.4.3 above), and the best use of land, no objections are raised to the proposal in terms of its impact on the character of this part of the West End settlement.
- 7.7.6 There a number of significant trees at the site boundaries (particularly to the south and east boundaries) and the schematic layout has indicated that the proposal would not result in the loss of these trees. With the exception of a row of trees running from north to south between the west and east fields, there are no significant trees within the application site. The schematic layout indicates a layout which would retain the majority of these trees. The Council's Arboricultural Officer has indicated that *"the current proposals and layout has been led by the arboricultural guidance provided [with this application] which will limit the impact on the landscape profile of the area and which can, with conditions, be mitigated...I would therefore raise no objections to the proposals at this stage."* It is therefore considered that the proposal would not have an adverse impact on trees.

7.7.7 There are no significant hedgerows within the site and all such significant vegetation is located at the site boundaries. Noting that layout is a reserved matter, it is not considered that the proposal is therefore likely to have any adverse impact on hedgerows and no objections are therefore raised on these grounds.

7.7.8 The proposal is considered to be acceptable on character grounds, in this respect, complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on residential amenity

7.8.1 Details of layout, design and built form would be reserved for a future application. The schematic layout indicates that the nearest proposed properties to 6 and 9 Rose Meadow would be in line with these properties, a relationship for which the Council is unlikely to raise any objections. The site is positioned some distance from any other residential property and no objections are therefore raised to the impact for the development on residential amenity grounds.

7.8.2 The proposal would lead to an increase in traffic noise from increased movements on adjoining streets, especially Rose Meadow. In this respect, the applicant has provided an acoustic report to which the Council's Senior Environmental Health Officer has confirmed that whilst the increase in road noise will be noticeable from the most affected houses in Rose Meadow, the level of increase would not be sufficient to make any significant impact on residential amenity. No objections are therefore raised on these grounds.

7.8.3 The current proposal in its outline form is therefore considered to be acceptable on residential amenity grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on ecology

7.9.1 The proposal is supported by an ecological report which included details regarding bats, badgers, birds and reptiles. This report was appended with a bat activity and preliminary roost assessment of all trees within the site and a water vole survey. The ecological value of the site is diminished because of the annual harvesting of hay. The Surrey Wildlife Trust has confirmed that they raise no objections to the proposal on ecological grounds. As such, no objections are raised on such grounds, with the proposal complying, in this respect, with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.10 Impact on archaeology

7.10.1 The proposal has been supported by an archaeological assessment which has concluded that the site has a low archaeological potential and that the projected lines of possible roman roads whose very existence is still conjectural. The Surrey Archaeological Officer concurs with this view and indicates that the archaeological work is not required prior to the determination of this application, and these matters could be considered by condition.

The proposal is considered to be acceptable in terms of its impact on archaeology, complying with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.11 Impact on land contamination, drainage and flood risk

- 7.11.1 There is evidence from the County Council that the south east corner of the site (about 13% of the application site area) formed a (pre-war) landfill site. The applicant has provided some initial survey of this area which did not find any land contamination. The Senior Environmental Health Officer has indicated that *“from the trial pit results it seems that at those locations and depth there were no fill materials identified. It would seem prudent in the circumstances if permission is to be granted to impose a condition that addresses any unforeseen contamination that may arise...”* The Environment Agency concur with this view and would recommended that infiltration SuDS are not provided, where there is a risk from contamination.
- 7.11.2 The Council’s Drainage Engineer has indicated that the Flood Risk Assessment submitted with the application is acceptable in principle. He has suggested details need to be provided but these would normally be provided at condition stage.
- 7.11.3 The south part of the site is adjacent to the Bourne and (for about 6% of the application site area) falls within the (Zone 2 and Zone 3) areas of medium and high flood risk (1 in 1000 year annual probability of a fluvial flood event, or more frequent). Whilst the proposed layout is a reserved matter, the proposed schematic layout indicates that the proposed development would not be built within this floodplain. The Environment Agency has raised no objections on flood risk grounds, subject to no residential development being built in this flood risk area.
- 7.11.4 Following, the Ministerial Statement in November 2014, Surrey County Council became the Lead Local Flood Authority (LLFA) for the Borough from April 2015. As this application was received before 15 April 2015, the LLFA did not need to be consulted. However, any major applications determined after 6 April 2015 still need to consider sustainable drainage. With details of layout being a reserved matter, a drainage strategy would be required at that stage. No objections are therefore raised to the proposal on surface water grounds.
- 7.11.5 The proposed is considered to be acceptable on these grounds complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.12 Impact on local infrastructure

- 7.12.1 Surrey Heath’s Community Infrastructure Levy (CIL) Charging Schedule was adopted by the Full Council in July 2014. As the CIL charging schedule came into force in December 2014, an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential development where there is a net increase in residential floor area, the development is CIL liable.
- 7.12.2 The CIL charging schedule includes payments, which do not need to be relevant to the development proposal in all cases, towards SANG, open space, local/strategic transport projects, play areas and equipped spaces, indoor sports, community

facilities (e.g. libraries and surgeries), waste and recycling, and flood defence/drainage improvements. This can include highway improvements to benefit the local highway network.

- 7.12.3 Improvements to education do not form part of the CIL scheme and there is no mechanism to collect contributions from development for such needs. The impact of the proposal on local education and whether a contribution towards such improvements has to be separately assessed. In this case, Surrey County Council have advised a payment of £239,965 is required for primary education (none for secondary education) but, to date, no justification or details regarding the project to which this proposal should contribute has been provided. Consequently in the officers' opinion, requesting this contribution would not comply with the tests set out in Paragraph 204 of the NPPF.
- 7.12.4 At the time of writing of this report, the required CIL forms were submitted and the Council was able to calculate the liable sum, which is estimated to be about £1.125 million. CIL is a land charge that is payable upon commencement of works. As such, no objections are raised to the proposal on these grounds, with the proposal complying with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.13 Impact on affordable housing provision and housing mix

- 7.13.1 Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 would require the provision of 40% affordable housing (34 units) within the development, for which the applicant has confirmed their agreement. This provision would need to be secured by a unilateral undertaking and this has not been provided to date but can be provided at the reserved matter stage. No objection is therefore raised on these grounds with the proposal complying with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.
- 7.13.2 Policy CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012 would require the provision of a mix of housing. The proposal would result in a larger proportion of four bedroom plus market homes (i.e. 5 four bed (plus) in place of three bedroom homes) than the policy requirement. The applicant has indicated that there is a deficit of demand relative to supply particularly for larger housing units (4 bedrooms plus) and consider that the proposed adjustment to the policy compliant mix on this scheme is therefore appropriate under these circumstances. The proposal would also provide a reduced number of smaller affordable units (i.e. by 5 one bed units). Noting its location a reduction in the number of smaller affordable units is considered to be acceptable in this case. No objections are therefore raised to the proposed housing mix with the proposal complying with Policy CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.14 Impact on crime

- 7.14.1 Surrey Police have confirmed that they do not have *“any major concerns regarding the relationship of design of this development and security”* and make suggestions about improving the juxtaposition of the play areas with residential properties, the details of road surfacing and parking layout which can be considered at the

details/conditions stages. No objections are therefore raised on these grounds with the proposal complying with the National Planning Policy Framework.

7.15 Open space provision

7.15.1 Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires the provision of open space (including play space) within new residential developments to meet the needs of future residents. The schematic layout indicates the position of open/play space proposed towards the south boundary of the site. However, details of layout are a reserved matter. As such, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.16 Impact on the Thames Basin Heaths Special Protection Area

7.16.1 The application site falls about 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). Policy NRM6 of the South East Plan 2009 (as saved) seeks to protect the ecological integrity of the SPA from recreational pressure, through increased dog walking and an increase in general recreational use, which occurs from the provision of new (net) residential development. Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 builds on this approach. The SPD identifies that the impact on the SPA from residential development can be mitigated by the provision of contributions towards Suitable Alternative Natural Green Space (SANGS) to offset any potential harm to the SPA.

7.16.2 As indicated in Paragraph 7.12.2 above, the CIL charging schedule incorporates SANGS funding. Legal advice has been taken which has concluded that it is not necessary to consider whether there is an availability of SANG capacity to accommodate this development at the time of the decision. As such, the release of SANG capacity before the implementation of any development proposal can be conditioned and such a condition can meet the tests set out in The Conservation of Habitats and Species Regulations 2010. No objection is therefore raised to the proposal on these grounds.

7.16.3 The applicant has put forward options of available SANG capacity at Heather Farm and Bisley Common. The Heather Farm SANG is controlled by Woking BC and a legal agreement with that Council would be needed. The Bisley Common SANG has available capacity. It is therefore concluded that, in any case, there are options available for the current proposal to mitigate its impact on the SPA by contributing to SANG development in the local area.

7.16.4 Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 also requires a contribution towards the Strategic Access Management and Monitoring (SAMM) measures, which supports the on-site protection of the SPA. As this is not included with the CIL scheme, a separate contribution of £48,392 is required. This contribution has not been received to date, or a legal agreement completed to secure this funding. However, this matter can be dealt with at the reserved matter stage and no objections are raised on these grounds.

7.16.5 The current proposal is considered to be acceptable in terms of its impact on the SPA, complying with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

8.0 CONCLUSION

- 8.1 No objections are raised to the impact of the proposal on local character, trees/hedgerows, residential amenity, traffic generation, parking, highway safety, ecology, archaeology, land contamination, drainage, flood risk, local infrastructure, housing mix, crime and the Thames Basin Heaths Special Protection Area. Whilst there is no legal agreement in place to provide affordable housing and a SAMM contribution, these matters can be dealt with at the reserved matter stage.
- 8.2 However, it is considered that the site should not be released for housing at this time and an objection is raised on these grounds. As such, the Council would have refused this proposal if it had been given the opportunity to determine this application.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

11.0 RECOMMENDATION

If the Council had been the determining authority, it would have **REFUSED** permission for the following reason:

1. The proposal by reason of being sited within the Countryside beyond the Green Belt, in the eastern part of the Borough, would result in the release of land for development that would currently conflict with the spatial strategy

for the Borough which seeks to firstly concentrate development in the western part of the Borough and settlements areas on previously developed land. At this current time the release of this land would therefore be harmful to the intrinsic characteristics of the countryside and in the absence of review, evidence and phasing to justify its release would conflict with Policies CP1 and CP3 (iii) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

Informative(s)

1. The applicant is advised that if this application had been acceptable in all other respects, the scheme would be Liable to the Community Infrastructure Levy (CIL) Schedule which came into effect on 1st December 2014. Therefore, if this decision is granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.

2014/0594

Reg Date 14/07/2014

West End

LOCATION: LAND NORTH OF, BELDAM BRIDGE ROAD, WEST END, WOKING, GU24 9LP

PROPOSAL: Outline Application for the erection of up to 85 dwellings with new access and change of use of land to provide publicly accessible recreation space (SANG), car parking, landscaping and open space (details of access only to be agreed). (Additional info rec'd 15/09/14), (Additional info rec'd 23/09/14).

TYPE: Outline

APPLICANT: Taylor Wimpey UK Ltd.

OFFICER: Duncan Carty

RECOMMENDATION: REFUSE**1.0 SUMMARY**

- 1.1 The current outline application relates to the erection of up to 85 dwellings on land to the north of Beldam Bridge Road and provision of a Site of Alternative Natural Greenspace (SANG) in West End. The proposal relates to the approval of the access only.
- 1.2 In terms of the impact on local character, trees/hedgerows, residential amenity, traffic generation, parking, highway safety, ecology, archaeology, land contamination, drainage, flood risk, local infrastructure, housing mix, crime and the Thames Basin Heaths Special Protection Area, no objections are raised. Whilst there is no legal agreement in place to provide affordable housing and a SAMM contribution, these matters can be dealt with at the reserved matter stage. However, it is considered that the site should not be released for housing at this time and an objection is raised on these grounds. In addition, a legal agreement has not been completed to date concerning the SANG delivery. As such, the application is recommended for refusal.

2.0 SITE DESCRIPTION

- 2.1 The housing part of the site relates to former nursery land to the north of Beldam Bridge Road on land which is defined as Countryside (beyond the Green Belt) but has been retained as a housing reserve site. The land falls gently from north to south and the majority of the significant trees are located to site boundaries of this site. This site has previously been used as a production tree nursery but is now redundant stock land. The land has not been used for about 10 years and is now in a poor condition. The SANG site lies to the north and east of the housing site within the Green Belt. This is predominantly wooded with grassland glades.

2.2 The housing site measures 2.4 hectares and the SANG site measures 12.2 hectares in area. Land to the south and east of the proposed housing site, including the SANG proposal, falls within the Green Belt. The application site falls within an area of low flood risk (Zone 1 as defined by the Environment Agency).

3.0 RELEVANT HISTORY

3.1 None.

4.0 THE PROPOSAL

4.1 The current proposal relates to the erection of up to 85 dwellings with its proposed access from Beldam Bridge Road. The access would be provided at roughly the midpoint of the frontage onto Beldam Bridge Road, east of the road junction with Kings Road. The exact amount and mix of dwelling units has not been defined under this application; only that the scheme would provide for up to 86 units. The proposal relates to the approval of the access only.

4.2 The application is in an outline form with only the access to be determined at this stage. However, a schematic layout has been provided which indicates a form of development for this proposal which arranges the housing around a cul-de-sac form of development.

4.3 The application has been supported principally by:

- Planning and Affordable Housing Statement;
- Design and Access Statement;
- Transport Statement and Framework Travel Plan; and
- Housing Land Supply Report (received on 2 April 2015).

Other provided reports include:

- SANG Delivery Document and Management Plan;
- Flood Risk Assessment and Preliminary Surface Water Drainage Strategy;
- Noise Assessment;
- Tree Report;
- Ecological Appraisal;
- Preliminary Services Appraisal;
- Cultural Heritage Assessment and Landscape Visual Appraisal; and
- Statement of Community Involvement.

Addendums or revisions to the Traffic Report, Flood Risk Assessment and the SANGS Delivery Document and Management Plan were subsequently submitted, following consultee responses.

- 4.4 The Housing Land Supply Report is a response to the publication of the Council's Housing Needs Supply Paper in February 2015. The applicant has indicated that the paper is flawed and relies upon a level of housing demand (about 190 dwellings per annum) which is derived from the level set out in the South East Plan 2009 (now revoked) and as set out in the Core Strategy. The applicant also indicates that the HLSP includes development proposals which they consider are not deliverable within the five year timeframe. The applicant considers that the HLSP should reflect the level of housing demand (about 340 dwellings per annum) that is set out in the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) [SHMA], and has backed this approach with recent appeal decisions and case law relating to various sites located outside of this Borough. This, in their opinion, would indicate that a five year supply (plus buffer) for the Borough is not achievable, this buffer should amount to 20% and that the site should now be released for housing. In addition, the applicant has indicated that the adoption of the Core Strategy in February 2015 (just prior to the NPPF coming into force) and its reliance on pre-NPPF national policy makes these policies out-of-date. The applicant considers that the presumption in favour of sustainable development should be applied to this development which should be approved without delay.
- 4.5 The assessment in Paragraph 7.0 below has taken into consideration the content of these reports provided by the applicant.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------|---------------------------------------------------------------------------------------------------------------------|
| 5.1 | County Highway Authority | No objections. |
| 5.2 | Environmental Services | No objections subject to provision of a noise report which has now been received. |
| 5.3 | Surrey Police | No objections. |
| 5.4 | Surrey Wildlife Trust | No objections. |
| 5.5 | Natural England | No objections, subject to the completion of a legal agreement to secure management/ownership of SANG in perpetuity. |
| 5.6 | Environment Agency | No objections. |
| 5.7 | Archaeological Officer | No objections. |

- | | | |
|------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.8 | Arboricultural Officer | No objections (verbal). |
| 5.9 | Drainage Engineer | No objections. |
| 5.9 | Surrey County Council (Education) | Payment towards education provision is required. |
| 5.10 | West End Parish Council | An objection is raised on the grounds that the site falls outside of the settlement boundary, flood risk, local infrastructure, ecology and potential loss of trees. The site exceeds the 20 units expected for West End within the Core Strategy. |

6.0 REPRESENTATION

At the time of preparation of this report, one representation in support has been received (making no specific comments) and 165 representations, including one from the West End Action Group and one petition (with 635 signatures) raising an objection have been received which raise the following issues:

6.1 Principle

- Combined impact with other proposals [*Officer comment: Each application is to be determined on their own merits*]
- Other sites should be developed instead [*see Paragraph 7.5*]
- Amount of houses is in excess of the core strategy requirement (20 houses) [*see Paragraph 7.5*]
- Impact on Green Belt status of land [*Officer comment: The housing site is within the Countryside (beyond the Green Belt)*]
- West End does not need any more housing and has provided its fair share of housing in the past [*see Paragraph 7.5*]
- Development proposal is premature, opportunistic and inappropriate [*see Paragraph 7.5*]
- Adequate provision of housing will be provided elsewhere at Princess Royal Barracks (Deepcut) and Brookwood Farm [*Officer comment: The Brookwood Farm site falls outside of the Borough and assist in meeting the Borough's own housing requirements Also see Paragraph 7.5*]
- Development is proposed before sites allocation document is published [*see Paragraph 7.5*]
- Non-conformity with NPPF policy on sustainable development [*see Paragraph 7.5*]

- Site should be returned to Green Belt, particularly now the bypass proposal has been deleted [*Officer comment: This can only be undertaken through a Green Belt boundary review*]
- Development exceeds limit set out in the “Future of West End – Guidelines from Residents” Steering group report of 2011 [*Officer comment: This is not an adopted policy document*]
- Reserve site should have lost that status when the bypass proposal was deleted [*see Paragraph 7.5*]

6.2 Highway and transportation matters

- Impact on road infrastructure [*see Paragraph 7.6*]
- Increased traffic resulting in traffic congestion and increased risk of accident at local road junctions and wider road network [*see Paragraph 7.6*]
- Dangerous access onto a bend in a narrow, winding road [*see Paragraph 7.6*]
- Parking for SANG would be used as overspill housing [*see Paragraph 7.6*]
- No footpath access at proposed road junction and poor footpath links in the area [*Officer comment: Such details would be a reserved matter*]
- Increased use of rat-runs [*see Paragraph 7.6*]
- Use of Kings Road as a cut through would be higher than estimated [*see Paragraph 7.6*]
- TRICS should not be relied upon for assessing traffic impacts. It uses standardised data and will not reflect the higher car ownership levels on the area [*see Paragraph 7.6*]
- Development would increase car-use [*see Paragraph 7.6*]
- Unsustainable location with a lack of facilities (employment and shops) [*see Paragraph 7.6*]
- Conflict of proposed access with that proposed under application SU/14/0451 (three houses at land south of Beldam Bridge Road) on the opposite side of the road) [*see Paragraph 7.6*]
- Garages would not be used for car parking [*Officer comment: Such details/control would be a reserved matter*]
- Insufficient public parking [*see Paragraph 7.6*]

6.3 Character and Green Belt reasons

- Impact on the character of the village [*see Paragraph 7.7*]
- Loss of gap between, or merging of, settlements [*see Paragraph 7.7*]

- Loss of trees and hedges [see *Paragraph 7.7*]
- Tree Preservation Order should be imposed on all trees on the site [see *Paragraph 7.7*]
- View of development would be more visible (from Benner Lane) in the winter [Officer comment: *The loss of a view is not a material planning matter*]
- Destruction of rural land [see *Paragraph 7.7*]
- Height of proposed houses [Officer comment: *Scale is a reserved matter*]
- Standard design and layout would be provided to form an anonymous estate [Officer comment: *Appearance and layout are reserved matters*]
- Density of development would be out of keeping [Officer comment: *Layout is a reserved matter. Also, see Paragraph 7.7*]
- Overbearing size of development [see *Paragraph 7.7*]
- Destruction of ancient fields and woodland [see *Paragraph 7.7*]
- The SANG will not be open countryside, being more akin to a local park which would be more in keeping with suburbia than a village [see *Paragraph 7.7*]
- Impact on local character/streetscene [see *Paragraph 7.7*]
- Impact of SANG on the Green Belt [see *Paragraph 7.7*]

6.4 Residential amenity

- Increase in noise from development and increased traffic [see *Paragraph 7.8*]
- Increased pollution (dust, fumes) [see *Paragraph 7.8*]
- Increased light pollution [see *Paragraph 7.8*]
- Scant information received on road noise [Officer comment: *This has subsequently being received*]
- Impact on Human Rights [Officer comment: *See Page 2 of the Committee Agenda. There is considered to be no potential conflict with the Human Rights Act*]
- Overbearing impact on, and loss of privacy to, adjoining residential properties [Officer comment: *Layout, appearance and scale are reserved matters*]

6.5 Other matters

- Impact on wildlife and their habitats – stag beetles, bees, bats, buzzards, sparrowhawks, hedgehogs, red kites, deer, newts, hobbies, owls, herons, squirrels, lesser spotted woodpeckers, rabbits, snakes and frogs. Animals cannot be translocated because they are territorial [see *Paragraph 7.9*]
- Impact of SANG development on local ecology [see *Paragraph 7.9*]

- Impact on water table, drainage (including local ditches, dirty water/run-off) and flooding [see Paragraph 7.11]
- Impact on the floodplain (Zone 2 – medium risk) [*Officer comment: The site does not fall within the floodplain, it falls within a Zone 1 low risk area*]
- Loss of trees will have an adverse effect on drainage/flood risk [see Paragraph 7.11]
- Pond/swale will result in increased flood risk downstream [see Paragraph 7.11]
- Impact on local infrastructure (school places, doctors) which is unsustainable [see Paragraph 7.12]
- Homes will not be for local people only commuters [see Paragraph 7.13]
- Increase in crime (burglaries, anti-social behaviour and vandalism) [see Paragraph 7.14]
- It is not necessary for the SANG path to be located so close to mutual boundaries [*Officer comment: If minded to approve, these details would be a reserved matter. Also see Paragraph 7.16*]
- SANG would be lost if bypass proposal is resurrected [*Officer comment: This road proposal has been deleted. See Paragraph 7.16*]
- SANG is not required (there is plenty of open space around the village) if it is to support this proposal [see Paragraph 7.16]
- SANG has been identified as a habitat for some protected birds, but this would be compromised by disturbance from dog walking [see Paragraph 7.16]
- SANG proposal should provide a reasonable leisure facility, not just a facility for walkers/dog walkers [see Paragraph 7.16]
- Impact on Brentmoor SSSI/SPA [*Officer comment: The site is located about 800 metres from the SPA and would not have any direct impact. Also, see Paragraph 7.16*]
- No guarantee that the SANG land will not be developed in the future [*Officer comment: This is not for consideration under this proposal*]
- Planned recreational area is not in a safe location [*Officer comment: Layout is a reserved matter*]
- Impact on local services (sewerage, water and power) [*Officer comment: This is not a material planning matter*]
- Development needs to set-aside land for SANG – money, if this were not in West End, could be diverted elsewhere e.g. schools [*Officer comment: SANG mitigation affects net residential development in the whole of the Borough*]
- Impact on child safety and personal health [*Officer comment: This is not a relevant planning matter*]

- Queries where money from land sale would be going [*Officer comment: This is not a relevant planning matter*]
- Level of opposition (85%) from an exit poll which followed the public consultation for the proposal [*Officer comment: This is noted but is not, in itself, a relevant planning matter*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The housing part of the application site is located within a site which has been a housing reserve site, adjoining the settlement of West End, but defined as Countryside (beyond the Green Belt). The SANG part of the proposal falls within the Green Belt.
- 7.2 As such, the National Planning Policy Framework and its associated Planning Practice guidance as well as Policies CP1, CP2, CP3, CP5, CP6, CP11, CP12, CP14, DM9, DM10, DM11, DM16 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved); and Policy H8 of the Surrey Heath Local Plan 2000 (as saved) are relevant. In addition, advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; Infrastructure Delivery SPD 2014 are also relevant. Regard will also be had to the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) and the Housing Needs Survey Paper 2015-2020 (February 2015).
- 7.3 The application is in an outline form which seeks the approval of the access only. However, it is considered that all the following matters need to be considered. It is considered that the main issues to be addressed in considering this application are:
- Principle of development;
 - Impact on access on highway safety;
 - local character, Green Belt, trees and hedgerows; and
 - Impact on residential amenity.
- 7.4 Other matters include:
- Impact on ecology;
 - Impact on archaeology;
 - Impact on land contamination, drainage and flood risk;
 - Impact on local infrastructure;
 - Impact on affordable housing provision and housing mix;
 - Impact on crime;

- Open space provision; and
- Impact on the Thames Basin Heaths Special Protection Area.

7.5 Principle of development

Spatial strategy

- 7.5.1 Paragraph 17 of the NPPF sets out the core land-use planning principles. This includes the need to *"recognise the intrinsic character and beauty of the countryside"* and *"encourage the effective use of land by reusing land that has been previously developed (brownfield land)"*. Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and acknowledges that new development in the Borough will come forward largely from the redevelopment of previously developed land in the western part of the Borough. This accords with the identification of that area as a part of the Western Corridor/Blackwater valley sub-regional growth area and identification of Camberley as a secondary town centre which is expected to accommodate major developments. Development in this part of the Borough also has the best access to local services and is most likely to make use of previously developed land.
- 7.5.2 Policy CP3 of the CSDMP sets out the scale and distribution of housing within the Borough up to 2028, which is to be provided within existing settlements up to 2026 and, if insufficient sites have come forward, then between 2026 and 2028, the release of sustainable sites within the Countryside (beyond the Green Belt), sites identified through a local plan review. The local and national policy seeks the development of previously developed land first, with local policy indicating that development should be focused in the settlements, with any releases that are to be made in the defined countryside from 2026, if insufficient sites have come forward for development. At this time, it is clear that the spatial strategy would not support the release of the application site for housing.

Housing supply

- 7.5.3 The NPPF has a presumption in favour of sustainable development and there are three dimensions to this: economic, social and environmental. The NPPF considers that where relevant policies are absent, silent or out-of-date, the policies within the NPPF would take precedent, unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits"*. The NPPF puts the delivery of sustainable development at the heart of the decision making process.
- 7.5.4 The NPPF within its series of core principles includes the proactive delivery of housing. Paragraph 47 of the NPPF indicates that *"to boost significantly the supply of housing, local planning authorities should:*
- *use their evidence base to ensure that their Local Plan meet the full, objectively needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in [the NPPF], including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
 - *identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements within an*

additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;..."

The availability of a five year supply (plus buffer) of deliverable housing sites is a factor when determining applications for residential development, notwithstanding the spatial strategy set out in Paragraph 7.5.1 above.

7.5.5 Paragraph 49 of the NPPF indicates that:

"Housing applications should be considered in the context of the presumption on favour of sustainable development. Relevant policies for the supply of housing should not be considered to be up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Without the supply of deliverable housing sites, local policies on housing supply would be considered to be out-of-date and development which is considered to be sustainable (as defined in the NPPF) would be considered to be acceptable. It is considered that for the proposed development, when balancing the clear social and economic benefits with any potential environmental dis-benefits (see Paragraph 7.7 below), the proposal would be deemed to sustainable development (as defined in the NPPF).

7.5.6 The application site falls within the defined Countryside (beyond the Green Belt) but also forms a part of a housing reserve site as previously defined in Policy H8 of the Surrey Heath Local Plan 2000 (as saved). The Inspector into the Core Strategy did not delete this housing reserve site but has indicated that they would need to be reviewed through a sites allocation (SPD) document, which is currently at an early stage.

7.5.7 The Council has provided a Five Year Housing Land Supply Paper 2015-2020 in February 2015 (HLSP) which indicates that there is an available 8 year supply of housing, which demonstrates the meeting of the five year supply (plus buffer) target, which is clearly a different position to that set out in Paragraph 7.5.9 below, and has been achieved through the inclusion of Class C2 care home units, the increased development activity (due to the improved economic climate) and the number of office to residential conversions. This would also lead to the conclusion that the application site should not come forward for housing at this time. As indicated in Paragraph 4.4, the applicant has responded to this paper by indicating that the five year supply requirements, as set out in Paragraph 7.3.4 above, cannot be met and that the presumption in favour of sustainable development should be applied to this development which should be approved without delay.

7.5.8 The Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (December 2014) (SHMA) has been provided to develop an up-to-date evidence base for the housing market area to develop the evidence of a full objectively assessed needs for market and affordable housing, as required by Paragraph 47 of the NPPF (see Paragraph 7.5.4 above). The SHMA is at an early stage and further work is required by the Council to assess whether revisions to the housing target

set out in Policy CP3 of the CSDMP are required. In the absence of this work, it is considered that the housing delivery policy set out in Policy CP3 of the CSPMP should be given much greater weight than the SHMA.

7.5.9 Moreover, the Inspector into the Examination in Public into the core strategy concluded that due to the impact of the SPA on housing delivery and the need to provide avoidance measures to mitigate the impact of (net) residential development within the Borough, the Council did not have to demonstrate a rolling five year housing land supply. The Inspector in his report indicated:

"The proposed revisions to Policy CP3's supporting text include a table showing anticipated phasing. This shows a five year housing land supply would not be provided - an outcome that is not unexpected given the difficulty of providing SANG has seriously constrained housing delivery in the Borough in recent years...the resulting strategy represents a pragmatic attempt to address a real and pressing local constraint on housing delivery...On balance, I am satisfied that the circumstances described above justify departing from national policy in respect of this matter."

The Inspector acknowledged that the Council, at that time, could not meet the required five year housing land supply (without buffer) as set out in the national policy requirements at that time, but considered that the local constraint to housing delivery could lead to an acceptable departure from national policy on housing delivery.

7.5.10 Paragraph 119 of the NPPF, however, indicates that *"the presumption in favour of sustainable development (paragraph 14 [of the NPPF]) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined."* As indicated in Paragraph 7.13.1 below, the site falls within 5 kilometres of the SPA, for which an appropriate assessment would be required under the Birds Directive would be undertaken. As such, whilst Paragraph 14 of the NPPF indicates that sustainable development should be granted, where relevant policies are out-of-date, which has been suggested by the applicant, it also indicates that permission should not be granted where specific policies in the Framework indicate that development should be restricted. It is considered that with the Birds Directive restricting residential development, where there is a net gain of units within 5 kilometres of the SPA (for which the whole of the Borough is so affected), it is considered that the presumption in favour of sustainable development, as set out in Paragraph 14 of the NPPF, does not apply for the current proposal.

7.5.11 It is therefore considered that the proposed development, by providing residential units in a site designated as Countryside (beyond the Green Belt) on part of a housing reserve site (which currently is not expected to be needed prior to 2026), would result in the release of land for development that would currently conflict with the spatial strategy for the Borough which seeks to firstly concentrate development in the western part of the Borough and settlements areas on previously developed land.

7.5.12 At this time the release of this land would therefore be harmful to the intrinsic characteristics of the countryside and in the absence of review, evidence and phasing to justify its release would conflict with Policies CP1 and CP3 of the Surrey

Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

7.6 Impact of access on highway safety

7.6.1 The proposal would provide a sole vehicular access for the development from Beldam Bridge Road. The access would be provided from the inside of a bend in the road. The County Highway have suggested conditions regarding access details, including visibility requirements and footway provision, and a speed reduction scheme to reduce the speed on Beldam Bridge Road (in the immediate vicinity of the proposed access) from 40 to 30 miles per hour. The County Highway Authority has raised no objections to the proposal on traffic generation and highway safety grounds. The Authority has indicated:

“The traffic modelling submitted with both this application [and SU/14/0532] looked at traffic impacts of both development sites both individually and in combination on the A322 Guildford Road/Kerria Way/Fellow Green roundabout. The modelling demonstrated that the junction, in its current form, is operating close to capacity.

The modelling identified that the existing junction arrangement would in the future, suffers from queuing and delays on both the A322 approaches, particularly on the A322 north arm of the roundabout. Both developers have put forward a scheme to provide an improvement to the capacity and the operation of both arms of the junction.

It is considered by the Highway Authority that the scheme put forward would provide an improvement to the future queuing and delays that the existing junction would suffer from which was identified by the modelling assessment. It is considered that this improvement scheme should be delivered through the CIL process.”

The County Highway Authority has confirmed that this scheme is not required to make the current scheme acceptable. As such, it does not need to be delivered under this application and such details do not form a part of this application. The County Highway Authority has also not raised any objections on the highway safety issues raised by an increased use of the general local road network, including its junctions.

7.6.2 The details of layout are, as indicated above, a reserved matter and the level of parking to be provided would be considered at this stage. No objections are therefore raised on these grounds at this stage.

7.6.3 As such, no objections are raised on these grounds, with the proposal complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.7 Impact on local character, Green Belt, trees and hedgerows

7.7.1 Paragraph 7.5.11 above already recognises that unless there is a clear proven need to release countryside for housing, the intrinsic characteristics of the countryside should be protected for its own sake.

However, on the assumption that this land has to be released then the following conclusions can be drawn on the merits of the proposal.

- 7.7.2 The proposal would result in the provision of housing on a greenfield site, which would extend the effective settlement boundary into the defined countryside. This would have some impact on the rural character of the site, with the loss of the former forestry land to residential development. However, this effect would not be so significant an impact, noting the poor quality of the landscape, the site topography, the level of boundary screening, particularly to the south and east boundaries of the site (adjoining the Green Belt and the public highway, Beldam Bridge Road), and the very limited views of the site that would be afforded from the open countryside beyond. No objections are raised to the impact of the proposal on the rural character of the area.
- 7.7.3 The minimum gap between the settlements of West End and Bisley is 370 metres (at the A322 Guildford Road). The current proposal would be located a minimum of about 765 metres from the settlement of Bisley. The site is also about 2.8 kilometres from the edge of the Green Belt settlement of Chobham. It is also noted that the remainder of the land between these settlements falls within the Green Belt, with the exception of the application site for SU/14/0532. As such, it is not considered that the development proposal would result in the loss of a strategic gap between, or a coalescence of, settlements.
- 7.7.4 As indicated above, the proposed layout is a reserved matter but the schematic layout provided with this application indicates how the development could be provided. Within this layout, it would appear that there would provide some spaciousness within the development providing gaps between dwellings and reasonably sized rear garden areas to serve the proposed residential properties.
- 7.7.5 The proposal would provide a density of development of up to 30 dwellings per hectare which compares with an average of between 5 and 20 dwellings per hectare for this part of the West End settlement. Whilst matters of design and massing are a reserved matter, taking into consideration the schematic layout (which indicates that a layout of this density could be provided without detriment to local character, as indicated in Paragraph 7.4.3 above), and the best use of land, no objections are raised to the proposal in terms of its impact on the character of this part of the West End settlement.
- 7.7.6 There a number of significant trees at the site boundaries (particularly to the south and east boundaries) and the schematic layout has indicated that the proposal would not result in the loss of these trees. With the exception of a row of trees running from north to south between the west and east fields, there are no significant trees within the application site. The schematic layout indicates a layout which would retain the majority of these trees. The Council's Arboricultural Officer has indicated that *"the current proposals and layout has been led by the arboricultural guidance provided [with this application] which will limit the impact on the landscape profile of the area and which can, with conditions, be mitigated...I would therefore raise no objections to the proposals at this stage."* It is therefore considered that the proposal would not have an adverse impact on trees.

7.7.7 There are no significant hedgerows within the site and all such significant vegetation is located at the site boundaries. Noting that layout is a reserved matter, it is not considered that the proposal is therefore likely to have any adverse impact on hedgerows and no objections are therefore raised on these grounds.

7.7.8 The proposal is considered to be acceptable on character grounds, in this respect, complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on residential amenity

7.8.1 Details of layout, design and built form would be reserved for a future application. The nearest residential property to the residential development proposal is Thurdon, which fronts Beldam Bridge Road to the north west flank has a long depth (about 150 metres) which abuts the application site. The schematic layout shows a proposed dwelling to be built in line with this property, with other properties behind with rear gardens facing this boundary, relationships which would be acceptable in principle. Oak Farm House and Briar House lie close to the SANG part of the site. However, noting the limited impact of the change of use no material impact on the residential amenity of these properties is envisaged. The site is positioned some distance from any other residential property and no objections are therefore raised to the impact for the development on residential amenity grounds at this stage.

7.8.2 The proposal would lead to an increase in traffic noise from increased movements on adjoining streets. In this respect, the applicant has provided an acoustic report to which the Council's Senior Environmental Health Officer has confirmed that whilst the increase in road noise will be noticeable from the most affected houses, the level of increase would not be sufficient to make any significant impact on residential amenity. No objections are therefore raised on these grounds.

7.8.3 The current proposal in its outline form is therefore considered to be acceptable on residential amenity grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on ecology

7.9.1 The proposal is supported by an ecological report which included details regarding bats, newts, birds, badgers and reptiles. This report was appended with a bat activity and preliminary roost assessment of all trees within the site and a local newt survey. The Surrey Wildlife Trust has confirmed that they raise no objections to the proposal on ecological grounds. As such, no objections are raised on such grounds, with the proposal complying, in this respect, with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.10 Impact on archaeology

7.10.1 The proposal has been supported by an archaeological assessment which has concluded that the site has a low archaeological potential. The Surrey Archaeological Officer indicates that the level of archaeological remains unknown but indicates that any further archaeological work is not required prior to the determination of this application, and these matters could be considered by

condition. The proposal is considered to be acceptable in terms of its impact on archaeology, complying with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.11 Impact on drainage and flood risk

- 7.11.1 The application site falls within an area of low flood risk (Zone 1 as defined by the Environment Agency). The Flood Risk Assessment submitted with the application confirms this fact and that there has been no known flood event at the site. The Environment Agency has raised no objections on these grounds.
- 7.11.2 The Flood Risk Assessment submitted with the application indicates that *"the low permeability of substrata means that it is not possible to employ filtration techniques on the site. It is therefore proposed to utilise source control by incorporating porous paving in hardstanding areas with storage beneath, connected to a positive pipe network within the development road system. The network would discharge via an open swale to a riparian ditch along the east boundary. Additionally, water butts will be used to collect rainwater from roofs. This will help reduce total run-off from the development."* The Council's Drainage Engineer has indicated that the Flood Risk Assessment is acceptable in principle. He has suggested details need to be provided but these would normally be provided at condition stage.
- 7.11.3 Following the Ministerial Statement in November 2014, Surrey County Council became the Lead Local Flood Authority for the Borough from April 2015. As this application was received before 15 April 2015, the LLFA did not need to be consulted. However, any major applications determined after 6 April 2015 still need to consider sustainable drainage. With details of layout being a reserved matter, a drainage strategy would be required at that stage. No objections are therefore raised to the proposal on surface water grounds.
- 7.11.4 The proposed is considered to be acceptable on these grounds complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.12 Impact on local infrastructure

- 7.12.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by the Full Council in July 2014. As the CIL charging schedule came into force in December 2014, an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential development where there is a net increase in residential floor area, the development is CIL liable.
- 7.12.2 The CIL charging schedule includes payments, which do not need to be relevant to the development proposal in all cases, towards SANGS (unless, as in this case, a SANGS is proposed), open space, local/strategic transport projects, play areas and equipped spaces, indoor sports, community facilities (e.g. libraries and surgeries), waste and recycling, and flood defence/drainage improvements. This can include highway improvements to benefit the local highway network.
- 7.12.3 Improvements to education do not form part of the CIL scheme and there is no mechanism to collect contributions from development for such needs. The impact

of the proposal on local education and whether a contribution towards such improvements has to be separately assessed. In this case, Surrey County Council have advised a payment of £350,064 is required for primary education (none for secondary education) but, to date, no justification or details regarding the project to which this proposal should contribute has been provided. Consequently in the officers' opinion, requesting this contribution would not comply with the tests set out in Paragraph 204 of the NPPF.

7.12.4 The required CIL forms have been submitted. However, with no confirmation of the number and size of the proposed dwellings, an estimate of liability cannot be made at this stage. CIL is a land charge that is payable upon commencement of works. As such, no objections are raised to the proposal on these grounds, with the proposal complying with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.13 Impact on affordable housing provision and housing mix

7.13.1 Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 would require the provision of 40% affordable housing within the development, for which the applicant has confirmed their agreement. This provision would need to be secured by a unilateral undertaking and this has not been provided to date but can be provided at the reserved matter stage. No objection is therefore raised on these grounds with the proposal complying with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.13.2 Policy CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012 would require the provision of a mix of housing which is not defined at this stage. At this stage, no objections are therefore raised to the proposed housing mix complying with Policy CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.14 Impact on crime

7.14.1 Surrey Police have confirmed that they do not have *“any major concerns regarding the relationship of design of this development and security”* and make suggestions about improving the juxtaposition of the play areas with residential properties, the details of road surfacing and parking layout which can be considered at the details/conditions stages. No objections are therefore raised on these grounds with the proposal complying with the National Planning Policy Framework.

7.15 Open space provision

7.15.1 Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires the provision of open space (including play space) within new residential developments to meet the needs of future residents. Noting the size of the site, the proposal would be able to accommodate such facilities. However, details of layout are a reserved matter.

As such, no objections are raised to the proposal on the grounds with the proposal complying with Policy DM16 of the Surrey Heath Core Strategy and Development

Management Policies 2012.

7.15 Impact on the Thames Basin Heaths Special Protection Area

- 7.15.1 The application site falls about 0.75 kilometres from the Thames Basin Heaths Special Protection Area (SPA). Policy NRM6 of the South East Plan 2009 (as saved) seeks to protect the ecological integrity of the SPA from recreational pressure, through increased dog walking and an increase in general recreational use, which occurs from the provision of new (net) residential development. Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 builds on this approach. The SPD identifies that the impact on the SPA from residential development can be mitigated by the provision of Suitable Alternative Natural Green Space (SANGS) to offset any potential harm to the SPA.
- 7.15.2 As indicated in Paragraph 7.12.2 above, the CIL charging schedule incorporates SANGS funding, except where a SANGS is proposed under the same (or linked) development. In this case a SANGS is proposed (on adjoining land) as a part of the overall proposal. The main (minimum) requirements for the provision of a 12.2 hectare SANGS are:
- A parking area;
 - A 2.3-2.5 kilometre circular walk;
 - Paths must be easily used and well maintained but should remain unsurfaced;
 - SANGS should be perceived as semi-natural spaces;
 - Access should remain largely unrestricted so that dogs can be exercised off the lead; and
 - The SANGS should be provided in perpetuity with management (back-up) fund provided and step-in rights provided if the SANGS management should fail.

A parking area for 12 cars is proposed and a circular walk to meet the specifications can be provided within the SANGS proposal site. The SANGS would be perceived as a semi-natural space and the existing path ways are unsurfaced. Natural England has raised no objections subject to the completion of a legal agreement to cover the management of the SANGS in perpetuity, provision of a maintenance fund and to include a step-in clause provided if the SANGS management should fail. Such a legal agreement has not been secured to date and an objection on these grounds is there raised to the proposal.

- 7.15.3 Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 also requires a contribution towards the Strategic Access Management and Monitoring (SAMM) measures, which supports the on-site protection of the SPA. As this is not included with the CIL scheme, a separate contribution is required. This contribution has not been received to date, and cannot be calculated where the number and size of dwellings is not provided. However, this matter can be dealt with at the reserved matter stage and no

objections are raised on these grounds.

- 7.15.4 Without a legal agreement (as required under the terms set out in Paragraph 7.15.2 above), the current proposal is considered to be unacceptable in terms of its impact on the SPA, complying with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

8.0 CONCLUSION

- 8.1 No objections are raised to the impact of the proposal on local character, trees/hedgerows, residential amenity, traffic generation, parking, highway safety, ecology, archaeology, land contamination, drainage, flood risk, local infrastructure, housing mix, crime and the Thames Basin Heaths Special Protection Area. Whilst there is no legal agreement in place to provide affordable housing and a SAMM contribution, these matters can be dealt with at the reserved matter stage.
- 8.2 However, it is considered that the site should not be released for housing at this time and the lack of a legal agreement for the SANG delivery is unacceptable, for the reasons set out in Paragraph 7.15.2 above, and an objection is raised on these grounds. As such, the application is recommended for refusal.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

11.0 RECOMMENDATION

REFUSE permission for the following reasons:

1. The proposal by reason of being sited within the Countryside beyond the Green Belt, in the eastern part of the Borough, would result in the release of land for development that would currently conflict with the spatial strategy for the Borough which seeks to firstly concentrate development in the western part of the Borough and settlements areas on previously developed land. At this current time the release of this land would therefore be harmful to the intrinsic characteristics of the countryside and in the absence of review, evidence and phasing to justify its release would conflict with Policies CP1 and CP3 (iii) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

2. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and advice in the Thames Basin Heaths Special Protection Area SPD 2012. The proposal would also fail to comply with the Habitats and Species Regulations 2010 and the National Planning Policy Framework. The proposal would not be able to adequately secure the delivery and future maintenance of the Site of Alternative Natural Green Space (SANGS) in perpetuity and as such would have an adverse impact on the integrity of the Thames Basin Heaths Special Protection Area.

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2014/0869

Reg Date 22/09/2014

West End

LOCATION: 12 STREETS HEATH, WEST END, WOKING, GU24 9QY
PROPOSAL: Erection of a two storey detached building to comprise of a 60 bedroom nursing home (Use Class C2) following demolition of existing dwelling. (Additional info rec'd 29/09/2014) (Amended & additional plans/info rec'd 16/12/14), (Amended info rec'd 19/02/15), (Amended info rec'd 26/02/15), (Amended info/plans rec'd 02/04/15). (Amended and Additional plans & documents rec'd 24/06/2015).
TYPE: Full Planning Application
APPLICANT: Gracewell Properties (Woking) Sarl
OFFICER: Michelle Fielder

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks planning permission for a 60 bed care home. No objection is raised to the principle of the use, its scale or the design of the building. The development would integrate with its surroundings. In addition, there are no highway or amenity objections to the scheme.
- 1.2 The site lies in an edge of settlement location and is within 400m of the SPA wherein care home uses are acceptable subject to strict occupancy controls. These controls can be secured by planning condition.
- 1.3 A Grampian planning condition has been requested by Thames Water to ensure that development does not commence before matters pertaining to sewage capacity have been resolved.
- 1.4 Subject to conditions it is considered the proposal would result in a satisfactory form of development and it is recommended that planning permission be granted.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to approximately 0.5ha and comprises a vacant two storey residential dwelling and outbuilding. The site boundaries are presently screened by a mix of mature trees and overgrown understorey vegetation. The remainder of the site is rough grass. Levels across the site are relatively flat; however the ground itself is uneven.
- 2.2 The application site is accessed from Streets Heath Road which forms the northern boundary. Residential dwellings which front this highway are two storey and have a mixed character, age and form.

- 2.3 The western boundary abuts Meadow Way. This residential area is characterised by older two storey red brick dwellings. No.9 Meadow Way and 'Oldacre' form the shared southern boundary of the application site. The eastern boundary abuts both 14 Street Heath and no.3 Oldacre. Oldacre comprises a newer style infill form of development of two storey detached dwellings served off a cul-de-sac.
- 2.4 The application site is within the settlement and is bounded on three sides by residential development; however, despite this the area has a semi-rural character which is derived from a combination of mature vegetation, and the organic development form of Streets Heath, space between properties and the open, undeveloped nature of the recreation ground opposite the site.

3.0 RELEVANT HISTORY

- 3.1 None relevant to this application.

4.0 THE PROPOSAL

- 4.1 The proposal seeks planning permission for the erection of a two storey building to form a 60 bed (all with ensuite facilities) care home for frail / elderly residents.
- 4.2 The building would occupy an irregular footprint, roughly following the shape of the site. Accommodation would be provided in clusters of 15 bedrooms, 2 per floor, over 2 floors. Each cluster of 15 bedrooms would have a communal lounge, dining and activity space as well as staff facilities. There are also further shared communal facilities proposed in the vicinity of the main entrance. These include a hairdresser, a café and cinema. The building would also be served by a catering kitchen, laundry, plant and staff facilities (there would be no overnight or live in staff accommodation).
- 4.3 The building has been designed in an Arts and Crafts style and would stand to a maximum height of 12m. This height, however, is limited to 8.5m length of the building and the ridge height of the majority of the building would be between at 8 and 10m with a central flat roof area.
- 4.4 The proposal would also provide landscaped garden areas and where possible, ground floor rooms would have private terraces.
- 4.5 Parking for 27 vehicles (including 2 disabled and 1 mini bus) is proposed to the north west corner of the application site. The existing access is to be adapted to accommodate a 6m wide carriageway and a new footpath is proposed from the site access to the Meadow Way T junction.
- 4.6 The application is supported by various plans in addition to:
- Drainage strategy
 - Arboricultural Impact Assessment
 - Ecological Assessment

- Landscape Character & Visual Analysis
- Planning Statement
- Transport Statement.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | County Highway Authority | No objection. |
| 5.2 | Natural England | No objection. |
| 5.3 | West End Parish Council | No objections subject to SHBC checking restrictions around vehicle size and limiting delivering and service vehicle timings to 0900 to 1600hrs. |
| 5.4 | Arboricultural Officer | No objection. |
| 5.5 | Surrey Wildlife Trust | No objection subject to conditions. |
| 5.6 | Drainage Officer | No objection subject to conditions (being finalised and will appear on the update to the Committee). |
| 5.7 | Thames Water | There is an inability of the existing waster infrastructure to accommodate the application and as a consequence a Grampian planning condition is required (see condition 2). |
| 5.8 | Environment Agency | No comment. |

6.0 REPRESENTATION

- 6.1 The application has been publicised in the local press and neighbour consultations have issued. A site notice has also been displayed. At the time of writing 19 objections and 4 representations of support have been received.
- 6.2 In summary the representations of support state:
- Employment generation
 - Will allow elderly residents to remain in village
 - Conditional support; dependant on adequate parking being provided
 - Impressed with design and facilities
 - Much needed in village.

6.3 In summary the representations of objection state:

Highways [See para. 7.7]

- Not sustainable – bus services not frequent

Infrastructure [See para 7.6]

- Foul drainage capacity has been exceeded
- Surface water run off will increase as a result of the site coverage
- GP facilities are already oversubscribed and may be closed to new patients

Character [See para. 7.3]

- Overdevelopment – site coverage is too great
- C2 / commercial non C3 use is not appropriate in this residential location
- The proposal is contrary to the design principles of the Residential Development in Settlement Areas SPD [*Officer's comment: this is not a saved document and carries limited weight*]
- Loss of screening
- Impact on tree roots over time

Amenity issues [See para. 7.4]

- Ancillary activities to support the use will lead to noise generation
- Loss of screening will lead to overlooking
- Proximity of the building to site boundaries will lead to overbearing and overlooking impact (3m to no. 8 Old Acre)
- First floor terraces

Ecological impacts [See para 7.5]

- Site clearance works may have affected ecological value of the site
- Impacts on Bats
- SPA / 400m exclusion zone means the site is not suitable for proposed C2 use
- Measures to be included in legal agreement will not protect integrity of the SPA / these are not enforceable and are contrary to HRA.

Other matters

- Summary of public consultation feedback is selective [*Officer's comment: This is not a material consideration to the determination of the application*]

7.0 PLANNING CONSIDERATION

7.1 The application site lies within the settlement and is subject to a historic housing allocation for the delivery of 10 dwellinghouses under Policy H3 of the Local Plan (2000). However the residential development of the site for anything more than a one for one replacement has since been stymied by the designation of the Thames Basin Heaths SPA and in this regard the site falls within the 400m exclusion zone. The main considerations in this application are therefore:

- The principle of the development;
- The proposal's impact on the character of the area;
- The proposal's impact on the amenities of neighbouring occupiers and future occupiers;
- The proposal's impact on the SPA and other ecological features;
- The proposal's impact on local infrastructure (with specific reference to GP's facilities and drainage); and,
- Highways and parking.

7.2 The principle of development

- 7.2.1 The NPPF advises that the purpose of the planning system is to deliver sustainable development and further explains the three dimensions (economic, social and environmental) at the heart of this. The general thrust of the NPPF is that proposals for development should be approved unless the impacts of doing so significantly and demonstrably outweigh the benefits.
- 7.2.2 The sites location within the 400m exclusion zone is a weighty consideration, however as evidenced by the Council's approval of other C2 uses within 400m of the SPA (for example 11/0516 Whitehill Farm and 12/0079 Silicon Valley), it does not, subject to the detailed considerations sets out in other sections of this report, form an intrinsic objection to the development of the site for a C2 use. The principle of the development proposed is therefore acceptable.
- 7.2.3 The nature of the proposal in some respects dictates its scale and in this regard it is generally recognised that care homes are operationally viable when they provide 60 or more bedspaces. There is no policy objection to the principle of this scale of development or C2 use in this location; instead the acceptability of the proposal rests with the assessment of the applications compliance with the key material considerations as set out in the remainder of this report.

7.3 The proposal's impact on the character of the area

- 7.3.1 Policy DM9 of the CSDMP 2012 requires development proposals to deliver high quality development which has regard to scale, massing and design and respects and enhances the local environment.
- 7.3.2 The NPPF has a similar range of requirements with para 56 advising that good design is a key aspect of sustainable development and development should contribute positively to making better places. Para 60 notes that while local planning authorities should not seek to stifle innovation or impose architectural styles, it is proper to reinforce local distinctiveness.
- 7.3.3 The site is considered to lie in a semi-rural edge of settlement location with its southern, western and eastern boundaries being flanked by residential areas.

The semi-rural character is however derived by the lower density and more varied development forms seen along Streets Heath together with the verdant character of the site and open green space opposite. The landscape quality of the area is valued and should be afforded significant weight.

- 7.3.4 The built form associated with the development proposal will involve a fairly significant proportionate of the site, far in excess of the existing arrangement on site. However, in itself this does mean that the proposal will be harmful to the character of the area. Indeed in plan form it can be seen that the residential development flanking three sides of the site has tighter urban grain than the application site. Against this backdrop the application site as it stands at present appears somewhat isolated and at odds with the prevailing pattern of development.
- 7.3.5 The proposed footprint of development extends the general build line along Streets Heath with a two storey frontage generally in line with the group of dwellings to the east of the site (no.14 onwards). At its closest, the front elevation would be in the region of 8m back from the front boundary. This front projection would be articulated with a series of gables and gable roof features and would be approximately 29m wide, standing approximately 8.2m to the ridge. The proposed development then steps back into the site with the bulk of this remaining elevation being in the region of 31m back from the highway. This elevation is broken up by a variation in ridge heights (between 12m and 9m) and eaves heights (between 2.6 and 5.4m), with an arch feature over the main entrance to the building and a gable projection.
- 7.3.6 There is a similar articulation and breaking up of the mass of the development proposal along all side boundaries with the footprint generally following the shape of the application site.
- 7.3.7 The height of the proposal is generally domestically scaled at between 8 and 10m, with only a small element rising to 12m (to accommodate plant), this height together with the articulation of the footprint and elevations, coupled with boundary screening (retained and to be supplemented) would serve to break up the mass of the building such that it would not appear as bulky or give rise to a visual overdevelopment of the site.
- 7.3.8 The design response is described as being Arts and Crafts and while materials could be controlled by conditioned the use of red brick as used in the examples of high design in the area, such as at Gordon's School, would seem appropriate if the development is to live up to its design aspirations.
- 7.3.9 While the building would occupy a considerable proportion of the site, communal areas are proposed and would take the form of a formal garden area, walkways, a decked area and wildflower beds. The land take associated with the proposal would also be visually softened and its integration into the receiving landscape aided by the retention and supplementation of the boundary screening.
- 7.3.10 The widening of the existing access would require the removal of approximately 4m of a mixed holly and privet hedge along the site frontage and would open up views into the site from this point. This would give greater views of the proposed parking area to be situated in the north western corner of the site, however the submitted

plans indicate this area can be broken up with box hedging. It is considered this would sufficiently mitigate the visual impact of the parking area and as a consequence neither the removal of this part of the front boundary hedge or the location of the car park would, in principle, be harmful to the character of the area. This corner of the site would ordinarily be required to form a feature addressing the corner of the Streets Heath and Meadow Way junction; however, the proposed layout adopts a different strategy and instead sets back the building to accommodate the parking area. In light of the desire to retain boundary screening to all boundaries, it is considered the lack of visually prominent corner in this area would not be harmful; indeed, the provision of such would be lost behind the screening being retained.

- 7.3.11 The wider visual impacts of the proposal are considered in the submission of a landscape character and visual assessment analysis (RPR August 2014) which concludes the residual effects of the development will be localised to views from public vantage points in the immediate area. However, the mitigation landscaping proposed would, in the medium to long term render such effect negligible. The analysis and recommendations of this report are considered credible.
- 7.3.12 The application is supported by a landscaping proposal and various tree related documents and these have been reviewed by the Council's Arboricultural Officer. This Officer notes that while a number of trees will be removed to facilitate the development only one of these (a Douglas Fir) is of merit. The scale of the proposal and the site's ability to absorb the built form and provide the required ancillary development while still allowing for the retention of high value trees and mature boundary planting has been at the centre of detailed discussions with the applicant. Such discussions and the subsequent revisions of plans have afforded a far greater degree of certainty that the proposal can be accommodated without harm to the character of the local environment.
- 7.3.13 In light of the above considerations, it is concluded that the development will respect and enhance the character and appearance of the area and complies with Policy DM9 and the NPPF.

7.4 The proposal's impact on the amenities of neighbouring occupiers and future occupiers

- 7.4.1 The proposal will give rise to new patterns of overlooking to numerous properties; however the section below considers those properties most likely to be directly affected by the proposal. This is because the properties considered below are the closest to the proposal. It is considered that any properties beyond those given below will be sited a sufficient distance away as to not be materially harmed by the proposed development.
- 7.4.2 The development proposed would be sited within 8m of the flank elevation of no.14 Streets Heath and would present a 15m deep 'wing' of development to the elevation of that property. Within this 'wing' would be a ground floor window and door.
- 7.4.3 No 14 Streets Heath is a two storey dwelling and has windows in the elevation which would face the development. The eaves height of 5.4m, and ridge height of 8.2m of the development proposed in this location is considered to be acceptable

and in combination with the separation distance and screening to be retained to the shared boundary, would prevent any significant overbearing impact or loss of privacy arising to no.14. The built form of the proposal would then step away from the shared boundary with no.14 and, as this flank continues, be set back by approximately 16.5m from the shared boundary with no.3 Oldacre (a separation distance of approximately 19.5m would be retained between the buildings). These distances are considered sufficient to prevent the development being overbearing to the occupiers of that property. The proposed development would feature both ground floor and first floor windows which would afford residents of the proposed development views of the rear most parts of the gardens of no.14 and no.3; it is not however considered that this would be significantly harmful to residential amenities.

- 7.4.4 The next nearest residential property to the proposed development would be no.8 Oldacre. The front elevation of this property would obliquely face the southernmost elevation of the proposed development and would be separated from the nearest corner of the proposal by approximately 18m. The oblique relationship, distances and screening is considered sufficient to prevent any significant harm to amenities arising.
- 7.4.6 9 Meadow Way is situated to the south eastern tip of the application site and approximately 19m would be retained between the southernmost tip of the proposed care home and the side elevation of that property. This southern most elevation would contain a ground floor window and door. The nearest first floor windows facing this property would be approximately 42m away. It is considered the intervening distances and screening would be sufficient to prevent any significant harm to amenities arising.
- 7.4.7 The western elevation of the proposed building would be set a minimum of 2.6m off the western boundary. However, there are no first floor windows proposed in the flank elevation of this part of the building, which would in any event face an open area of land between numbers 4 and 10 Meadow Way. The articulation of the building then moves the development back, away from this boundary and in doing so increases the separation distance of the building to the boundary to between 3.6 and approximately 12.5m. This results in a minimum separation distance between the proposed development and the nearest property (no 10) of 19m. This would be an oblique relationship, and would increase to 29m between the flank elevation of the proposal and the front elevation of no.10. It is considered the intervening distances and screening would be sufficient to prevent any significant harm to amenities arising.
- 7.4.8 The proposed development would give rise to an intensification of use of the site and this will involve commercial movements and activities, for instance by staff and delivery vehicles accessing the site. In considering whether this is acceptable, officers give weight to the fact that similar proposals for C2 development in residential areas have been considered acceptable by the Council in recent years (12/0079 and 13/0046 for instance). In addition, the parking area proposed is in the north west corner of the application site where the impact of its use would be mitigated to some degree by the adjacent road junction.

The proposed layout also provides for amenity areas for residents and their visitors,

however given the nature of the proposal it is not considered the use of these areas would generate high levels of noise or other nuisance.

- 7.4.9 The proposed residents' rooms are all en-suite and would exceed current space standards. The proposal is designed as 4 clusters of 15 rooms and each cluster would have access to a lounge, dining room and activity space in addition to the wider shared facilities such as hairdressers, café and external amenity space. It is considered that this would afford an acceptable level of amenity to future residents.
- 7.4.10 In summary and conclusion, it is considered the proposed development would not give rise to a significant detrimental impact on the amenities of neighbouring properties. In addition, the development would afford future occupiers an acceptable living environment. The proposal is therefore considered to be compliant with the aims and objectives of Policy DM9 of the CSDMP 2012 and the NPPF.

7.5 The proposal's impact on the SPA and other ecological features

- 7.5.1 The application is supported by an ecological assessment and in summary this concludes that the proposal will have no impact on local badger populations with no setts being recorded within or adjacent to the site. In addition there is no evidence of badgers foraging or commuting in or across the site.
- 7.5.2 The submitted information notes that the existing dwelling (building B1) exhibits roosting potential for bats and records a single emergence and re-entry by a Common Pipistrelle during dusk/dawn surveys (8/9 July and 4/5 August). The outbuilding (building B2) does not exhibit roosting potential. However two mature trees (a Willow and a Plane) exhibit moderate/low potential to support roosting bats. The application site offers limited (if any) potential to support any other protected species.
- 7.5.3 The application seeks to maximise opportunities for biodiversity by delivering vegetation and faunal enhancements including:
- The planting of native species of local provenance known to support wildlife (both landscaping and trees and shrubs)
 - Provision of bat boxes
 - Bird boxes
 - Hedgehog domes

Surrey Wildlife Trust (SWT) has reviewed the survey details and has found it to be sound. In addition the recommendations above are considered to be acceptable. SWT has also recommended the creation of a wildlife area on site and in doing so recommends how this could be created. A condition securing this is proposed as condition 14.

- 7.5.4 Turning to the SPA, the details of the application have been reviewed by Natural England who advise that subject to avoidance measures and strict compliance with the submitted details the application would not have a significant effect on the

integrity of the SPA and as such the LPA does not need to undertake an appropriate assessment.

7.5.5 The avoidance measures, to be controlled by planning condition (conditions 12 and 13) will seek to prevent unauthorised use of the ancillary car park and impose strict controls on who can reside in the property. In summary subject to the following:

- No dogs to be kept on the premises (other than assisted living dogs);
- No self-contained accommodation for staff or residents;
- The use class of the property be limited to C2;
- The occupants to be of limited mobility;
- A coded barrier to be installed to prevent unauthorised parking on site; and,
- The provision of signs to prevent unauthorised parking on site.

Officers conclude that the proposal will not result in a significant impact on the Thames Basin Heath SPA.

7.6 The proposal's impact on local infrastructure (with specific reference to GP's facilities and drainage)

7.6.1 The Community Infrastructure Levy (CIL) is the mechanism by which the local authority raises funds to mitigate the impact of developments on the infrastructure of the Borough. Under the Council's adopted CIL charging regime monies are collected from residential (Class C3) and retail developments and are assessed on a £ per sm² basis. As the proposal seeks to deliver C2 development it is not CIL liable. The impacts of the development upon the Borough's infrastructure will therefore be mitigated by the monies collected from other, CIL liable developments.

7.6.2 Numerous objections have been raised with regard to the foul sewage network being at capacity. Thames Water has confirmed this to be the case in their consultation response and recommend a Grampian style planning condition to prevent development commencing prior a solution being delivered. This is taken forward in condition 2 of this report. A condition of this nature requires, in absolute terms the developer (or applicant) to undertake the required steps (as specified in the condition) before any works to implement the permission are carried out. The use of condition of this nature is well established, and was recently accepted by the Council in respect of 15/0035 and 14/0249 both of which pertain to the redevelopment of the Bisley Office Furniture site.

7.6.3 How the site would, post development, deal with surface drainage has been the subject of very detailed discussions with the Council's Drainage Officer and Arboricultural Officer. This is because it is recognised that this element of a scheme can, on occasion give rise to conflict with landscape retention. Given the sensitivity of the receiving environment, its landscape quality and the largely undeveloped nature of the site as it stands, the applicant was asked to revisit the sustainable surface water drainage strategy at a series of detailed meetings. The revised plans have been submitted and are currently being reviewed by the

Drainage Officer. Any conditions required by that officer will be reported by way of an update to the Committee. It is, however, agreed that subject to the submitted plans reflecting the agreement already reached, no conflict will result between the landscape retention / planting proposal and the surface water drainage strategy.

7.7 Highways and parking

- 7.7.1 The applicants have submitted a draft Travel Plan. This document has been revised in line with the minor observational comments received from the SCC Travel Plan Co-ordinator. A monitoring fee (£4,600) for that officer to monitor compliance with the plan has been requested. However this request is not being taken forward as a recent High Court case (Oxford County Council v Secretary of State for Communities and Local Government [2015] EWHC 186 (Admin)) has held that such fees are not lawful.
- 7.7.2 The application site is to be accessed via the existing access which will need to be widened to allow two vehicles to pass. Pedestrians will access the site via a new footpath to be provided to the frontage of the site along Streets Heath linking the site to the junction of Meadow Way. This requires the applicant to enter into a S278 agreement with the Highways Authority.
- 7.7.3 The application will provide 27 on-site parking spaces of which 2 will be disabled parking bays and 1 will be large enough to accommodate a mini bus. The Highways Authority has reviewed the level of parking to be provided and has confirmed that it is satisfactory.
- 7.7.4 Plans showing refuse and emergency vehicles accessing the site have been submitted and swept path analysis shows that large vehicles can enter and turn, thus leave in a forward gear, without compromising any of the dedicated parking spaces.
- 7.7.5 In summary, and subject to conditions, there is no evidence to suggest that the proposal will give rise to conditions prejudicial to highway safety or the free flow of traffic and no highway objection is raised.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct

and could be registered.

c) Have proactively communicated with the applicant through the process to advice progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The application seeks planning permission for a 60 bed care home. This is considered to be an acceptable use in a residential setting, as evidenced by the acceptance of such development in similar settings in the Borough. The proposal would make efficient use of a site otherwise stymied for residential development by its location in the 400m exclusion zone to the Thames Basin Heaths SPA. There is no tangible evidence to suggest that the application would give rise to conditions prejudicial to highway safety or the free flow of traffic or be harmful to residential amenity. The building to be erected is considered to be well proportionated and responds to the site's location and its edge of settlement location.
- 9.2 The capacity problems of the sewage network are acknowledged, however this is not a bar to the development and a Grampian planning condition preventing the commencement of the development until such time that this has been resolved is proposed. Concerns regarding surface water drainage have been thoroughly investigated by the Council's drainage officer who subject to conditions (to be finalised) is satisfied the development is acceptable.
- 9.3 In light of the above, it is recommended that planning permission be granted.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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. Development shall not commence until a drainage strategy detailing any on and/or off site foul drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage woks referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and

in order to avoid adverse environmental impact upon the community and to accord with the NPPF and Policies DM10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 .

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

4. The applicant shall submit revised details of the proposed footway fronting Streets Heath to include a pedestrian crossing point at the junction of Meadow Way (to include the provision of pedestrian visibility splays). Such details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. Once approved the footway shall be constructed in accordance with the requirements of the Local Planning Authority (in consultation with the Highway Authority) prior to occupation of the development.

Reason: In the interest of the safe and free movement of traffic and to accord with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

5. No new development shall be occupied until the existing vehicular access to Streets Heath has been modified and provided with visibility splays of 2.4 m by 43 m in both directions in accordance with the approved plans, and the visibility splays shall be kept permanently clear of any obstruction between 0.6 m to 2 m above ground level.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

6. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for 27 cars (including 2 disabled spaces) and a minimum of 6 cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

The car and cycle parking and vehicle turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

7. No development shall take place until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) measures to prevent mud and spoil being deposited on the highway
- (g) An undertaking that there will be no burning on site

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. Prior to the first occupation of the development the applicant shall:

- a. Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of the Surrey County Council Travel Plan Good Practice Guide July 2010.
- b. The applicant shall then implement the approved Travel Plan and thereafter maintain and develop the Travel Plan 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 encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

9. There shall be no raising of existing ground levels on the site other than in accordance with the approved plans.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until details of external lighting are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

12. The development hereby approved shall only be used as a Class C2 care home and be occupied solely by persons with impaired mobility. The building shall not be used for any other purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use.

In addition:

- there shall be no self-contained or staff accommodation within the approved development;
- there shall be no dogs or cats at the premises at any time (other than assisted living dogs);

Reason: To ensure the integrity of the SPA is not harmed by the proposal in

accordance with Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

13. Prior to the commencement of the development hereby approved details of the coded barrier or other restrictive entry mechanism to be installed, along with signs to be erected, to prevent unauthorised parking on site, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be implemented prior to the care home hereby approved coming into use and shall be retained in perpetuity thereafter.

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

14. The development hereby approved shall be undertaken in strict accordance with the Ecological Assessment undertaken by Aspect Ecology (August 2014). In addition to the measures to be implemented in section 5.9 of that document the details to be submitted in connection with condition 15 (landscaping) shall include the creation of a wildlife area to further maximise biodiversity opportunities for wildlife following completion of the development.

Reason: To maximise biodiversity opportunities for wildlife following completion of the development and to comply with the NERC Act 2006, the NPPF and PPG and Policy CP14 of the Core Strategy and Development Management Plan.

15. Notwithstanding the details shown on the submitted plan entitled 'Landscape proposal Rev J', prior to the commencement of development, details of the hard and soft landscaping and ecological enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall allow for the retention of all trees indicated to be retained in the AIA, MS and TPP referenced in condition 17 and shall build upon the principles outlined in aforementioned landscape proposal.

The details to be submitted shall include the creation of a wildlife area (to be subject to a light touch management approach to prevent invasive

species such as bramble taking hold) as set out in advice provided by Surrey Wildlife Trust in response to the application (dated 22 October 2014).

Any retained or new planting (trees, shrubs and vegetation) which within a period of 10 years of the substantial completion of the development hereby approved dies, becomes damaged, diseased or is removed shall be replaced, within the next planting season, in accordance with details to be agreed with the Local Planning Authority.

Reason: to ensure a satisfactory development in the interests of landscape, ecological and visual amenity and to accord with the principles of Policy DM9 of the Core Strategy and Management Policies 2012 and the NPPF.

16. Once operational, deliveries to the care home hereby approved shall only occur between the hours 0900 and 1800 Monday to Friday and 0900 and 1300 on Saturdays and there shall be no deliveries on Sunday's or any recognised Bank Holiday.

Reason: in the interest of residential amenities and to accord with the aims and objectives of Policy DM9 and the NPPF.

17. A minimum of 7 working days before any development, including any works of demolition or site clearance, a pre-commencement meeting must be arranged with the Arboricultural Officer. The purpose of this meeting is to agree the extent of any facilitation or management tree works, tree and ground protection, demolition, storage of materials and the extent and frequency of Arboricultural site supervision. In all other regards the development shall proceed in accordance with the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** compliant report and Tree Protection Plan prepared by Barrell Consultancy and referenced as 14088-AIA3-AS and 14088-BT4 respectively.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

18. The proposed development shall be built in accordance with the following approved plans: unless the prior written approval has been obtained from the Local Planning Authority.

Proposed Site Plan	AA4849 2003 C	24 June 2015
Ground Floor Plan	AA4849 2010 G	24 June 2015
First Floor Plan	AA4849 2011 E	24 June 2015
Elevations Sheet 1	AA4849 2015 C	15 December 2014
Elevations Sheet 2	AA4849 2016 C	15 December 2014
Elevations Sheet 3	AA4849 2017 B	19 September 2014
Elevations Sheet 4	AA4849 2018 B	19 September 2014
Elevations Sheet 5	AA4849 2019 B	19 September 2014

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

Informative(s)

1.
 - Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transport Development Planning Team of Surrey County Council.
 - The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
 - The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service Group.
 - 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).
 - Pedestrian visibility at the junction of Meadow Way and Streets Heath shall be provided to meet the needs of all users.

2. Bird and Bat boxes are required pursuant to condition 15, however the details to be submitted pursuant to this condition must make provision for these to be installed by suitably qualified and experienced operative using

non-invasive methods or attachment.

The standard means of attachment of a Schwegler box is a wire hanger which is attached to the tree using an aluminium nail. This is damaging to the tree and is therefore not acceptable. Alternative non-invasive means of attachment are available and must be specified and agreed in advance.

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2015/0141

Reg Date 17/02/2015

Bagshot

LOCATION: WESTON PADDOCKS (LAND ADJACENT TO 1)
WHITMOOR ROAD, BAGSHOT, GU19 5QE

PROPOSAL: Outline application for the erection of 10 dwelling houses following the demolition of existing dwelling house and outbuildings (access and layout to be considered).
(Amended plan recv'd 22/6/15)

TYPE: Outline

APPLICANT: Ms Faye Cass
Chase Green Developments Limited

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to legal agreement and conditions

1.0 SUMMARY

- 1.1 This outline proposal relates to the erection of 10 dwellings following the demolition of existing buildings, including one dwelling, with matters of access and layout to be considered at this stage. The reserved matters include scale, appearance and landscaping. The site lies within the settlement of Bagshot, with its (east) flank and rear boundary with the A322 Guildford Road and Junction 3 of Motorway M3, which is in the Green Belt.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety. The current proposal is CIL liable and requires the provision of a legal obligation to provide a SAMM contribution. Subject to the completion of a legal agreement by 23 July 2015, the proposal is considered to be acceptable.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Bagshot. The site lies to the south of Whitmoor Road, on the outside of a bend in the road with its (east) flank and rear boundary with the A322 Guildford Road and Motorway M3 Junction 3, which is in the Green Belt. Whitmoor Road is principally a spine road serving the residential estates built since the 1980's in this part of Bagshot.
- 2.2 The 0.58 hectare site is roughly triangular in shape and currently contains a series of buildings within the site, including a vacant three bedroom cottage, which are to be demolished. The existing principal access to the site is from the access drive to 1 Whitmoor Road with a secondary access from A322 Guildford Road. There are a number of trees and tree groups on, or at the boundaries of, the site, none of which are protected under a Tree Preservation Order. There is a 2.2 metre high (approximate) brick wall to the Whitmoor Road frontage and a post and rail fence to the boundary with the A322.

- 2.3 The application site includes an access from Whitmoor Road, close to a bend in the road. To the west of the site is 1 Whitmoor Road and properties in Weston Grove, with properties in Elizabeth Avenue lying on the opposite side of Whitmoor Road. The south west part of the site falls within 400 metres of the Thames Basin Heaths Special Protection Area.

3.0 RELEVANT PLANNING HISTORY

Relevant planning history is listed below. The site has previously included a caravan site (long vacated) and a dwellinghouse (which pre-dates 1948) with associated outbuildings.

- 3.1 BGR5133 Established use of land for car storage and siting of a residential caravan (on a part of application site). Approved in August 1965.
- 3.2 SU/14/0712 Erection of 15 two storey terraced and semi-detached dwellings and 2 two storey buildings to comprise a total of 12 one and two bedroom flats with the creation of a new access onto Whitmoor Road. Withdrawn in September 2014.

4.0 THE PROPOSAL

- 4.1 The outline proposal relates to the erection of 10 dwellings following the demolition of existing buildings, including one dwelling and its associated outbuildings, with matters of access and layout to be considered at this stage. The proposed dwellings would comprise 2 no two bed, 5 no three bed and 3 no four bed (or over) units. The application proposal would provide a cul-de-sac layout with 10 detached dwellings with integral garages arranged around the access road, accessing directly from Whitmoor Road. Both of the existing accesses to the site would be removed. The south west part of the site (i.e. within 400 metres of the SPA) is proposed to be provided as open space with pedestrian access only, and this land would fall outside of the proposed residential curtilages. A close boarded fence, up to 2.4 metres in height, would be provided to demarcate the residential curtilages.
- 4.2 The proposed access would be centrally located along the Whitmoor Road boundary. Within the site, the access road would turn left and form a turning head close to the east boundary. The access road would continue south, parallel to the A322 Guildford Road serving three further units. As such, Units 1, 9 and 10 would front onto the main access road, with Units 2, 3, 4, 5 and 6 directly facing the access extension (and the east boundary with A322 Guildford Road beyond). Units 7 and 8 would be located in corner locations, with a part of their frontages facing the rear gardens of Units 4 and 5. Amended drawings have been provided which revise their positions within these plots. Each proposed property would have garage and driveway accommodation. A 2.4 metre high acoustic fence is proposed to the A322 boundary.

4.3 Whilst appearance, scale and landscaping are reserved matters, the submitted Design and Access Statement confirms that the proposal would provide two storey dwellings or two storey (with accommodation in the roof) dwellings.

4.4 This application has been supported by:

- Planning Statement;
- Design and Access Statement;
- Ecological Assessment;
- Tree Survey;
- Land Contamination Assessment;
- Noise Assessment; and
- Viability Appraisal.

The assessment in Paragraph 7.0 below has taken into consideration the content of these reports.

5.0 CONSULTATION RESPONSES

5.1	County Highway Authority	No objections.
5.2	Tree Officer	No objections.
5.3	Senior Environmental Health Officer	No objections.
5.4	Natural England	No objections.
5.5	Surrey Wildlife Trust	No objections.
5.5	Windlesham Parish Council	Raise an objection to vehicular access and safety grounds.

6.0 REPRESENTATIONS

At the time of preparation of this report five representations have been received, three in support and two raising an objection. In respect of those representations which raise an objection, the following issues are raised:

- 6.1 Loss of privacy from position of one dwelling (Unit 8) and the proximity of the rear wall of this dwelling to the corner of the rear garden of this property (10 Weston Grove) and submitted details do not include elevations to check level of potential loss [See Paragraph 7.5]

6.2 The proposed access onto Whitmoor Road and likely traffic hazard due to speed of traffic on this highway [See *Paragraph 7.3*]

In relation those representations which support the proposal, the following comments are made:

6.3 The proposed dwellings appear to be in character with surrounding properties (4-6 bedroom homes)

6.4 Pleased with the use of an acoustic fence to reduce noise from M3 Motorway and A322 Guildford Road

6.5 Previous objections (to SU/14/0712), including overlooking and number/height of proposed buildings, has been addressed. In particular the location of two gardens (to serve Units 6 and 7) facing their property (8 Weston Grove) is a much improved layout.

6.6 Concern about the implications of providing a “public open space” adjacent to their property.

7.0 PLANNING CONSIDERATIONS

7.1 The application site falls within the settlement of Bagshot. The site may have previously provided some employment use but it is considered that the site has been long vacated and would now not offer any effective employment use of the site. The current proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CPA, CP2, CP5, CP8, CP9, CP11, CP14, DM9, DM10, DM11, DM12 and DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012; and Policy NRM6 of the South East Plan 2009 (as saved). In addition, advice in the Infrastructure Delivery SPD 2014; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; and the Interim Affordable Housing Procedure Note 2012 are also relevant.

7.2 The main issues in the consideration of this application are:

- Impact of access on highway safety.

Other considerations include:

- Impact on local character;
- Impact on residential amenity;
- Impact on the Thames Basin Heaths Special Protection Area;
- Impact on land contamination, flooding and drainage;

- Impact on affordable housing provision and housing mix; and
- Impact on local infrastructure.

7.3 Impact of access on highway safety

7.3.1 The new access would be provided onto Whitmoor Road. The proposed access would be on the outside of a bend in the road with for which an adequate level of visibility can be provided. The proposal would also result in the removal of the existing access onto the dual carriageway A322 Guildford Road which is to the benefit of the flow of traffic and highway safety on this part of Guildford Road, which is located close to the Motorway M3 junction 3.

7.3.2 The layout indicates that the proposal would provide at least two parking spaces to serve each dwelling within the development, to meet parking standards. The County Highway Authority raises no objections to the proposal. As such, the proposed development is considered to be acceptable on highway safety grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012. The impact of the proposed access on character is considered in Paragraph 7.4 below.

7.4 Impact on local character

7.4.1 The application site falls within the settlement of Bagshot. The housing developments in this part of the settlement are principally detached dwellings on medium sized plots, which the development proposal reflects. With the exception of 1-7 Whitmoor Road, to the immediate west of the application site, the residential properties (including those within Butler Road, Elizabeth Avenue and Kemp Court) predominantly back onto Whitmoor Road, with a small number being orientated so that a principal side wall face this highway. There is therefore limited activity to this part of the Whitmoor Road frontage, which is principally punctuated by cul-de-sac accesses. This characteristic is reflected in the current proposal, with the proposal accessing off Whitmoor Road and none of the proposed residential units proposed to be facing Whitmoor Road. As such, this relationship is considered to be acceptable under such circumstances.

7.4.2 The land east and south of the application falls within the Green Belt. The nearest residential development to the east is located to the east of the A322 dual carriageway on the old Guildford Road. These properties are set a minimum of 100 metres from the application site, front onto this highway and are low density in nature. The proposed development would not be expected to reflect this character because of this separation distance, its settlement location and the requirement to make the best use of such land.

7.4.3 The current proposal would result in the loss of a vacant residential property and associated outbuildings which, along with the land itself, are in poor condition and do not positively contribute to the quality of the local character. The height, scale and design of the properties are reserved matters. However, the proposed development is confirmed to be of a two storey height, or two storey with accommodation in the roof, which reflects the general height of nearby properties. The proposed layout would also provide a spacious form of residential development which would reflect the adjoining residential development (in Weston Grove to the

west) and its edge of settlement location. In addition, part of the site, which would fall beyond the proposed residential curtilages, would provide a soft landscaped belt, which will provide an additional benefit to local character.

- 7.4.4 There are a number of significant trees located within and at the boundaries of the application site, none of which are considered to be of a high enough quality for protection under a Tree Preservation Order. A number of trees are to be removed to facilitate the development, but these are of a low quality and/or significance. The Tree Officer has raised no objections on tree grounds, and with the opportunity available to provide improved landscaping (including trees) on the landscaped belt, no objections are raised to the proposal on tree grounds.
- 7.4.5 As such, it is considered that the proposed development satisfactorily integrates into its context and improves the character of the area, so complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.5 Impact on residential amenity

- 7.5.1 The proposed houses to serve Plots 7 and 8 would be located close to the rear boundary of 10 Weston Grove, with a minimum separation distance of 21.7 metres between rear walls and with the main rear wall of the proposed house to serve Plot 8 set 8 metres from the nearest point (corner) of the rear garden of this property. This relationship, particularly with the re-orientation and re-position shown on the amended drawings so that the main rear wall faces away from this corner, and with careful consideration of rear facing windows at the reserved matter stage, is considered to be acceptable. It is however considered appropriate, because of this more limited separation, that Class A-E permitted development rights for Plots 7 and 8 be removed, so that any future extensions or outbuildings proposed to be added to these properties would need to be formally considered by the Local Planning Authority. The rear corner of the dwelling for Plot 8 would be positioned a minimum of about 13 metres from the rear boundary with 10 Weston Grove. This dwelling would also be re-orientated so that it faces away for the rear garden of 10 Weston Grove. This relationship is considered to be acceptable.
- 7.5.2 The proposed development is set sufficient distance from any other nearby or adjoining residential property to have no material effect.
- 7.5.3 The applicant has provided an acoustic report and the recommendations include the use of acoustic trickle ventilation and uprated glazing to the properties and a 2.4 metre acoustic fence is proposed to the boundary with the A322 and part of the rear garden (for Plots 6 and 7) to reduce the impact of road noise from the A322 and M3 to new residential properties. The new dwellings have been orientated to reduce the effect of road noise from their rear gardens. With these provisions in place, the Council's Senior Environmental Health Officer has raised no objections.
- 7.5.4 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on the Thames Basin Heaths Special Protection Area

- 7.6.1 The application site partly lies 0.4 kilometres or more from the Thames Basin Heaths Special Protection Area (SPA), with only the proposed landscaped/open space belt falling within the 400 metres buffer zone of the SPA. In January 2012, the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.
- 7.6.2 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. This project does not form part of the CIL scheme and a separate contribution of £5,852 is required through a planning obligation to secure this contribution.
- 7.6.3 As such, subject to the receipt of a completed planning obligation which secures this provision by 23 July 2015, the proposal complies with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009, the National Planning Policy Framework and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.7 Impact on land contamination, flooding and drainage

- 7.7.1 The proposal has been supported by a land contamination report which concludes that there is no contamination on this site. No objections have been raised by the Environmental Health Officer on these grounds. The proposal is therefore considered to be acceptable on these grounds.
- 7.7.2 The proposal would fall within an area of low flood risk (Zone 1 as defined by the Environment Agency). As such, the proposal is considered to be acceptable on flood risk grounds.
- 7.7.3 Following the Ministerial Statement in November 2014, Surrey County Council became the Lead Local Flood Authority (LLFA) for the Borough from 15 April 2015. As this application was received before 15 April 2015, the LLFA did not need to be consulted. However, any major applications determined after 6 April 2015 still need to consider sustainable drainage. As such, major applications determined from this date would need to provide an appropriate drainage scheme for the development. The Council's Drainage Engineer has confirmed that the site can accommodate a sustainable drainage system and so a drainage strategy would therefore be required at the reserved matters stage. No objections are therefore raised to the proposal on surface water grounds.

7.7.4 As such, no objections are raised on land contamination, flooding and drainage grounds, with the proposal complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.8 Impact on affordable housing provision and housing mix

7.8.1 The proposal would deliver 9 (net) residential dwellings and accordingly, the provision of 2 affordable housing units within the scheme is required to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. The applicant has provided a viability report which concludes that due to the viability of the proposal, a contribution towards affordable housing cannot be provided. However, since November 2014, the national Planning Practice Guidance (PPG) now advises that residential development proposals of fewer than 10 dwellings (net gain) should be exempt from the provision of affordable housing. In the light of the above, therefore, no contributions are sought in respect of affordable housing.

7.8.2 Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires a range of housing sizes. The current proposal would provide a mix of 2 no two bed, 5 no three bed and 3 no four bed (or over) units. This mix would not strictly comply with the requirements set out in the table supporting Policy CP5 but noting the amount of development proposed and its edge of settlement location, it is considered that the mix is acceptable with the proposal complying with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on local infrastructure

7.9.1 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, pedestrian safety improvements, play areas and equipped play spaces, indoor sports and leisure facilities, community facilities, waste and recycling, and flood defence and drainage improvements. These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, an assessment of CIL liability has been undertaken. This Council charges CIL on residential and retail developments where there is a net increase in floor area (of such uses). However, the proposed amount of floorspace has not been provided (this will be determined at the reserved matter stage) and an estimation of the amount of CIL liability cannot therefore be undertaken. CIL is a land charge that is payable at commencement of works. An informative advising of this is to be added.

7.9.2 It is therefore considered that the proposal would not have an adverse impact on infrastructure delivery and complies with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Infrastructure Delivery SPD 2014 and the NPPF.

8.0 CONCLUSION

- 8.1 The proposed development is considered to be acceptable in relation to its impact on local character, residential amenity and highway safety. The proposal is CIL liable and an informative to that effect is proposed. Subject to the completion of a legal obligation to provide a SAMM payment by 23 July 2015, the current proposal is considered to be acceptable.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

10.0 RECOMMENDATION

Recommendation 1:

Subject to the completion of a suitable obligation to secure the following:

- A satisfactory legal obligation to secure a SAMM contribution in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012), by 23 July 2015 and at no cost to the Council.

The Executive Head of Regulatory Services to be authorised to GRANT the application subject to the following conditions:

1. Approval of the details of the scale, appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (a) Application for approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission.
 - (b) The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 (2) of the Planning and the Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3.
 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**
 3. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. No development shall take place until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding
 - (f) hours of construction
 - (g) method for keeping highway clean during construction
 - (h) confirmation that there will be no on-site burning of material during the site clearance, demolition and construction phases of this development

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The proposed development shall be built in accordance with the following approved plans: 3124/101 Rev. G received on 22 June 2015, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

7. No development including demolition shall take place until a detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in

accordance with British Standard 5837:2012 “Trees in Relation to Design, Demolition and Construction” and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Notwithstanding the provisions of Classes A to E, Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no further extensions, garages or other buildings shall be erected within Plots 7 and 8 (as shown on Drawing No. 3124/101 Rev. G hereby approved) without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. The development hereby permitted is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the Council will issue a Liability Notice in respect of chargeable development referred to in this decision as soon as practicable after the day on which the approval of the last reserved matter(s) first permits development. The Liability Notice will confirm the chargeable amount calculated by the Council in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted Surrey Heath Charging Schedule. Please note that the chargeable amount is a local land charge.

Failure to pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this decision may result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process

including the assuming, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Council's website.

4. For any reserved matters application(s) submitted pursuant to this outline planning permission, a full sustainable drainage assessment will need to be provided following the Ministerial Statement in November 2014 which set up Surrey County Council as the Lead Local Flood Authority for this Borough and provided revised guidance for sustainable drainage solutions for new major developments.

Recommendation 2:

In the event that a satisfactory legal agreement to secure a SAMM contribution in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012) by 23 July 2015, the Executive Head of Regulatory Services be authorised to REFUSE this application for the following reason:

In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and advice in the Thames Basin Heaths Special Protection Area SPD 2012. The proposal would also fail to comply with the Habitats and Species Regulations 2010 and the National Planning Policy Framework. The proposal would not be able to adequately secure the delivery and future maintenance of the Site of Alternative Natural Green Space (SANGS) in perpetuity and as such would have an adverse impact on the integrity of the Thames Basin Heaths Special Protection Area.

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2015/0216

Reg Date 12/03/2015

Windlesham

LOCATION: UNIGATE DAIRIES LTD, 7-11 UPDOWN HILL & 2 WENTWORTH COTTAGES, WINDLESHAM, GU20 6AF

PROPOSAL: Erection of 2 commercial (retail/office) units, 2 two bedroom houses, 4 three bedroom houses, 4 one bedroom flats and two storey side extension (to 2 Wentworth Cottages) following the demolition of existing buildings with access and parking/garaging. (Amended & additional plans rec'd 04/06/15)

TYPE: Full Planning Application

APPLICANT: Mr M Weeks
Runnymede Homes (Development) LT

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal relates to the erection of a two storey building to provide 2 no commercial (office/retail) units with 4 one bedroom flats, as well as a terrace and a pair of semi-detached, two storey houses to include 2 no two bedroom houses and 4 no three bedroom and a two storey extension to an existing residential property (2 Wentworth Cottages) following the demolition of existing buildings (including a dwelling, shop and dairy). The site is in the centre of Windlesham, predominantly falling within the Updown Hill Conservation Area.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character (including the Conservation Area), residential amenity and highway safety. The current proposal is CIL liable and a financial contribution has been received towards SAMM.

2.0 SITE DESCRIPTION

- 2.1 The application site lies to the west of Updown Hill, at its junction with Chertsey Road in the within the settlement of Windlesham. The site, with the exception of 2 Wentworth Cottages, falls within the Updown Hill Conservation Area. The application site relates to the former Unigate dairy site, including the frontage properties including a dwelling and shop, and 2 Wentworth Cottages located at the rear of the site. All of the properties on the site are currently vacant. The application site is relatively flat, but the land to the north is on higher ground, in particular the rear garden of 1 Wentworth Cottages, which wraps around the rear (west) corner of the site, is about 1.5 metres higher than the application site.
- 2.2 The application site is irregular in shape and has a typical width of 30 metres (up to a maximum of 38 metres) and a depth of 65 metres and has an area of 0.23 hectares. The Post Office and Delivery Office, 13 Updown Hill, lies to the north flank

with 1 Wentworth Cottages (the adjoining semi to 2 Wentworth Cottages) to the rear and 1-5 Updown Hill to the south flank.

- 2.3 The application site includes access from Updown Hill, close to the road junction with Chertsey Road. To the south part of the site frontage, there is a close boarded fence, in front of which there is a bus shelter and public notice boards. The Windlesham Ditch lies to the south of the application site, with the site located close to the shallow valley bottom. The land levels on the site gently fall from the north to the south of the site.

3.0 RELEVANT PLANNING HISTORY

The application site has an extensive planning history of which the following is the most relevant:

- 3.1 BGR 7447 Erection of new vehicle store, cold store and open concrete apron (following the demolition of existing buildings). Approved in July 1971 and implemented.
- This permission established the use of the site as a dairy.*
- 3.2 SU/80/0685 Extend cold store and new loading dock. Approved in July 1980 and implemented.
- 3.3 SU/11/0292 Erection of a GRP Control kiosk enclosure and associated vent column. Approved in August 2011 and implemented.
- This formed part of a permitted development by Thames Water Utilities to provide additional flood water capacity adjacent to the Windlesham Ditch underneath the south part of the application site.*

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of a two storey frontage building (Plots 1-4, C1 and C2), to provide 2 no commercial units with 4 flats, as well as a central pair of semi-detached, two storey houses (Plots 5 and 6) and to the rear a terrace of two storey dwellings (Plots 7-10). Overall the scheme would provide 4 no one bedroom flats, 2 no two bedroom houses and 4 no three bedroom houses as well as a retail and an office unit. In addition, the proposal includes a two storey extension to an existing residential property (2 Wentworth Cottages) following the demolition of existing buildings (including a dwelling (9 Updown Hill), shop (11 Updown Hill) and dairy/office).
- 4.2 The access road would be provided using the existing access point and run to the south of the proposed buildings. The frontage block would front onto Updown Hill, adjacent to the Post Office, 13 Updown Hill. The central block would be sited behind the frontage block and set at right angles to the frontage block and facing the access road. The rear block would face the flank wall of the central block and the frontage block beyond.

- 4.3 The frontage development, in terms of building height would have a predominant eaves height of 5.1 metres with a ridge height varying between 8 and 10 metres, but predominantly at a height of 9.1 metres. The central and rear blocks would have predominant ridge heights of between 8.7 and 9.4 metres, reducing to about 5.1 metres at the eaves. The proposed design would include tile hanging, feature brickwork, pitched roof dormers, decorative window hoods and sills, dentil eaves, quoins and chimneys. The rear block would have a side (south) wall facing the parking and servicing area. This elevation would include a number of windows and a door to this elevation to provide an active frontage onto this area.
- 4.4 The proposed two storey side extension to 2 Wentworth Cottages would have a 4 metre width and a depth of 6.8 metres with a maximum ridge height of 6.8 metres, reducing to 4.3 metres at the eaves (2 and 1.1 metres lower than the ridge and eaves heights of the host dwelling, respectively). The proposal would have an L-shaped mono-pitch roofed single storey element which extends behind the two storey proposal and the host dwelling to a maximum depth of 4.8 metres and width of 8.1 metres (i.e. the width of the host dwelling and the two storey element of the proposed extension). The proposal would require the removal of existing side and rear additions to the property. The proposal would provide a study, kitchen/dining room, utility room and two bedrooms over (with one of the existing bedrooms converted into bathroom/en-suite accommodation).
- 4.5 The proposed parking would be arranged off the access road, with parking for the dwellings located close to the south flank boundary but two spaces for the frontage block provided alongside this building. The proposed rear gardens for the new houses would each be between 10 and 11 metres in depth.
- 4.6 In support of the application, the following documents has been submitted:
- Planning, Design and Access Statement (incorporating a Heritage Assessment);
 - Commercial Viability and Employment Study report; and
 - Transport Statement.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------|----------------------------------------------------------------------------------------|
| 5.1 | County Highway Authority | No objections. |
| 5.2 | Tree Officer | No objections. |
| 5.3 | Environment Agency | No objections. |
| 5.4 | Drainage Engineer | No comments received to date. Any received comments will be reported to the Committee. |
| 5.5 | Conservation Adviser | No objections (on the basis of the amended drawings). |

- 5.6 Windlesham Parish Council Raise an objection to the proposal on over-development grounds. Care must be taken not to adversely affect the flood relief scheme.

6.0 REPRESENTATIONS

At the time of the preparation of this report, no representations had been received.

7.0 PLANNING CONSIDERATIONS

7.1 The application site falls within the settlement of Windlesham and the Updown Hill Conservation Area. The current proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CPA, CP3, CP5, CP6, CP8, CP9, CP11, CP14, DM9, DM10, DM11, DM12 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012; and Policy NRM6 of the South East Plan 2009 (as saved). Advice in the Infrastructure Delivery SPD 2014; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; and the Interim Affordable Housing Procedure Note 2012 need to be taken into consideration. The main issues in the consideration of this application are:

- Principle for the development;
- Impact on local character and Updown Hill Conservation Area;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area;
- Impact on flooding and drainage;
- Impact on affordable housing provision and housing mix; and
- Impact on local infrastructure.

7.2 Principle for the development

7.2.1 Policy CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the loss of other employment sites, such as the application site, will only be permitted where wider benefits to the community can be shown. The main part of the application site has been used as a dairy and the building was built for this purpose. The site is constrained and delivery vehicles are only able to offload from the adjoining highway. Dairy Crest, the last user of the site, has moved their operation to the Yorktown Industrial Estate in Camberley. A marketing of the site from March 2014 resulted in 10 offers, all of which were residential-led schemes. Whilst the current proposal is a residential-led scheme, it incorporates a replacement retail unit and a new office unit within the scheme.

- 7.2.2 The site is in a poor condition and it is considered has a negative effect upon the Updown Hill Conservation Area (as indicated in Paragraph 7.3 below). Its removal and replacement with a development that can enhance this part of the Conservation Area is a benefit of the proposal. The site is also bounded by residential properties which are incompatible with the commercial use of this site.
- 7.2.3 Policy CP3 of the Surrey Heath Core Strategy and Management Policies 2012 sets out the distribution and scale of new housing within the Borough, including the distribution within different settlements during the lifetime of the core strategy (until 2028). The policy promotes the use of previously developed land in settlement areas and ensuring the effective use of that land. It is considered that the current proposal supports the aims of this policy, providing the best use of previously developed land within the settlement.
- 7.2.4 It is therefore considered that the principle for the development is acceptable, complying with Policies CP3 and CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF, subject to the assessment below.

7.3 Impact on local character and Updown Hill Conservation Area

- 7.3.1 The application site falls within the settlement of Windlesham, within the Updown Hill Conservation Area. The current proposal would result in the loss of the dairy building, dwelling and shop with associated hardstanding which do not contribute to the quality of the local character and Conservation Area. The Character Appraisal for the Updown Hill Conservation Area indicates that:

“The predominant character of the [Conservation Area] is of a rural village, which is largely residential. Updown Hill includes local shops and commercial premises and this serves the function of a village centre...Updown Hill has developed at a markedly higher level of density than other building groups within the village area. There properties are Victorian with some modern infill development, and form an attractive and coherent group within the village.”

- 7.3.2 In relation to the application site, the Character Appraisal indicates:

“There are not many factors which detract from the area’s special character. However, the Unigate depot is a single storey, flat roofed building, which does not reflect the character of the Conservation Area, due to its inappropriate scale, design and relationship to the street and adjacent buildings...Any redevelopment of the site could be an opportunity to achieve a development more sympathetic to the special character of the Conservation Area in general, and Updown Hill in particular. It is considered that the site forms an important, albeit, commercial part of the village centre and in any site redevelopment commercial usage should be retained where possible in a form sympathetic to the character of the Conservation Area.”

As such, there are no objections to the removal of the existing dairy building from this site.

- 7.3.3 The existing frontage properties 9 and 11 Updown Hill (house and retail unit) are positioned up to the back of the footway onto Updown Hill. These properties do not have any merit and are not worthy of retention. No objections are also raised to their loss.
- 7.3.4 The current proposal would replace the frontage properties with a two storey form of development (retail and office units (Plots C1 and C2) with flats over (Plots 1-4) which, in closer proximity to the site boundary, reflects the height of the adjoining post office building, 13 Updown Hill. The proposal would provide detailing to the front elevation of this building, such as brick soldier courses and quoins, mono-pitch roofs over bay windows and doorways, a tile hung dormer and barge board gable detailing which will add interest to this elevation. This part of the development addresses the highway and has an acceptable relationship with the streetscene and local character and, compared to the existing frontage properties, would enhance the character of the Conservation Area.
- 7.3.5 The proposed residential dwellings to the centre and rear of the site are also sympathetically designed to reflect the historic qualities of the Conservation Area. The proposed dwelling to serve Plot 5 includes a side gable feature which addresses, and adds interest to, the view of the site from Chertsey Road (the approach to the village centre from the east). The side (south) wall of Plot 10, facing the parking and servicing area, is also well articulated.
- 7.3.6 There are two significant trees located close to the south boundary of the application site, none of which are considered to be of a high enough quality for protection under a Tree Preservation Order and lie just outside of the Conservation Area. However, these trees (all on third party land) are not likely to be adversely impacted by the proposal and it is proposed that these trees are retained. The Tree Officer has raised no objections on tree grounds, and with the opportunity available to provide improved landscaping (including trees) around the site no objections are raised to the proposal on tree grounds.
- 7.3.7 The current proposal would enhance the character and quality of the local area. The density of development would reflect its central location within the village and the density of nearby properties which front onto Updown Hill and Chertsey Road. The height of development is predominantly similar to nearby properties and is considered to be acceptable. However, it is considered prudent in this case in protecting its Conservation Area status, that Class A-E permitted development rights for the new dwellings (Plots 5-10) be removed, so that any future extensions or outbuildings proposed to be added to these properties would need to be formally considered by the Local Planning Authority. As such, it is considered that the proposed development would be acceptable in terms of its impact on local character, the Conservation Area and trees, complying with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.4 Impact on residential amenity

- 7.4.1 The proposed frontage block would be located to the flank of the Post Office and would face the Sun Inn Public House. There is a flat above the Post Office with the use of the rear amenity area. However, in between is the sorting office and access,

with the level of separation to this property sufficient to limit any impact on this flat and rear amenity area. The levels of separation to nearby and adjoining residential properties would limit the impact of this part of the development proposal on residential amenity.

- 7.4.2 The proposed rear block would be positioned closest to 5 Updown Hill. The existing (and proposed) parking area wraps around the rear of this property, and this property has a very limited rear garden space (of about 2.5 metres in depth). The proposed development would be located a minimum of 8 metres from the rear corner of this dwelling, but due to the orientation of these buildings, the proposed block would have a limited impact on this dwelling. There would be one first floor habitable room window in this block (to serve Plot 10), facing this property. However, the level of separation to the rear garden of this property at 10.5 metres is considered to be acceptable.
- 7.4.3 The proposed central block (Plots 5 and 6) would partly face the front garden of 5 Updown Hill, and more obliquely the side wall of this property. However, the level of separation at about 17 metres to the front corner of this dwelling would limit any impact from this block on this property.
- 7.4.4 The side wall of Plot 7 would be built close to the boundary with the rear garden of the flat at 13 Updown Hill. The first floor windows to this flank wall would serve non-habitable spaces (bathroom/landing) and could be obscurely glazed to limit any loss of privacy to this property. The siting of this block would be some distance for the rear wall of the flat and would have little impact on the residential amenity of this property. The rear walls of the central block (Plots 5 and 6) would be located over 11 metres from the flank boundary with the post office site, with the sorting office beyond, reducing its impact to the flat at 13 Updown Hill further.
- 7.4.5 The dwelling proposed for Plot 7 would partly face the corner of the rear garden of 1 Wentworth Cottages, which wraps around the rear garden of 2 Wentworth Cottages, with the rear corner of this building set about 6 metres from the corner of this property. However, noting the amount of landscaping to this boundary, the change in levels between the sites and the presence of a garden shed in this corner of 1 Wentworth Cottages, it is considered that this relationship is considered to be acceptable.
- 7.4.6 The proposed single storey element of the proposed extension to 2 Wentworth Cottages would not extend beyond the single storey rear addition to 1 Wentworth Cottages. The rear dormer of the two storey element (and projecting roof) would extend about 0.5 metres beyond the two storey rear wall of that property. However, this part of the extension would be set about 4 metres from the mutual flank boundary of the property and would have little impact on this dwelling. The proposed rear window would face towards the rear garden of 1 Wentworth Cottages, which wraps around the rear of 2 Wentworth Cottages. The level of separation is about 7 metres, and noting the heavy vegetation screen and change in levels, no significant loss of privacy to this property is envisaged. In addition, there is currently a bedroom window in the rear wall of the host dwelling with a similar relationship and this bedroom is to be replaced with a bathroom. The proposed extension would be set a sufficient distance from all other nearby and adjoining residential properties to have a limited impact on residential amenity.

7.4.7 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Highway safety and parking

7.5.1 The proposal would provide 19 parking/garage spaces to serve the development, to meet parking standards. The proposal would utilise the existing access onto Updown Hill and the removal of the dairy from the site (with off loading on the highway) is a benefit of the proposal. The County Highway Authority raises no objections to the proposal. As such, the proposed development is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on the Thames Basin Heaths Special Protection Area

7.6.1 The application site lies approximately 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). In January 2012, the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the borough and advises that the impact of residential developments on the SPA can be mitigated by providing a contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.

7.6.2 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. This project does not form part of the CIL scheme and a separate contribution of £4,418 is required and has been provided.

7.6.3 As such the proposal complies with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009, the National Planning Policy Framework and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.7 Impact on flooding and drainage

7.7.1 The site falls within Zone 1 (low risk of flooding) but lies close to the Windlesham Ditch. Under the south part of the site, there is also a foul water flood relief scheme, to improve sewerage capacity, recently provided by Thames Water Utilities Ltd. The proposed development would not be built over, or within the wayleave, for this scheme and the proposal would therefore have no adverse impact on this flood relief scheme. No objections are raised to the proposal by the Environment Agency, subject to the provision of a buffer to the watercourse. The buffer area relates to part of the existing car park which will be retained for such purposes. The applicant has confirmed that this parking area will not be re-surfaced and will therefore not be affected by the proposal.

However, it is considered prudent, as a part of a method statement, to seek the approval (by condition) of the protection of this buffer zone during demolition, site clearance and construction phases of development.

7.7.2 Following the Ministerial Statement in November 2014, Surrey County Council became the Lead Local Flood Authority (LLFA) for the Borough from 15 April 2015. As this application was received before 15 April 2015, the LLFA did not need to be consulted. However, any major applications determined after 6 April 2015 still need to consider sustainable drainage. As such, major applications determined from this date would need to provide an appropriate drainage scheme for the development. The proposed scheme would include attenuation and flow control of surface water, due to the poor infiltration rates in this area. The existing parking area (to the south of the site) would need to be retained due to the watercourse and flood alleviation scheme constraints on this part of the site. The proposal would reduce the amount of hardstanding on the site with some new permeable paving to be provided and the use of water butts and other rainwater collection. The comments of the Council's Drainage Engineer are awaited, and subject to his comments, no objections are therefore raised to the proposal on surface water grounds.

7.7.3 As such, the proposal is considered to be acceptable on these grounds, complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on affordable housing provision and housing mix

7.8.1 The proposal would deliver 9 residential dwellings and accordingly, the provision of 2 affordable housing units within the scheme is required to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. However, since November 2014, the national Planning Practice Guidance (PPG) now advises that residential development proposals of fewer than 10 dwellings (net gain) should be exempt from the provision of affordable housing. In the light of the above, therefore, no contributions are sought in respect of affordable housing.

7.8.2 Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires a range of housing sizes. The current proposal would provide a mix of 4 no one bed, 2 no two bed and 4 no three bed units. This mix would not strictly comply with the requirements set out in the table supporting Policy CP5 but noting the amount of development proposed and its central location, it is considered that the mix is acceptable with the proposal complying with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on local infrastructure

7.9.1 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, pedestrian safety improvements, play areas and equipped play spaces, indoor sports and leisure facilities, community facilities, waste and recycling, and flood defence and drainage improvements. These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, CIL liability has been calculated to be about £27,200. This Council

charges CIL on residential and retail developments where there is a net increase in floor area (of such uses). CIL is a land charge that is payable at commencement of works. An informative advising of this would be added.

7.9.2 It is therefore considered that the proposal would not have an adverse impact on infrastructure delivery and complies with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Infrastructure Delivery SPD 2014 and the NPPF.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its impact on local character, residential amenity and highway safety. The proposal is CIL liable and an informative to that effect is proposed.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to the following conditions:

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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 building works, hereby approved, shall be constructed in external

fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4.
 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the

Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Before first occupation of the development hereby approved the first floor window(s) in the west elevation for Plot 7 facing the rear garden of 13 Updown Hill, the bathroom and en-suite first floor windows in the east elevation of Plot 10 and the first floor windows in the rear elevation of the frontage building (Plots 1-4 and C1-2) shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times in accordance with details to be submitted to and approved by the Local Planning Authority in writing. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. No development shall take place until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) method of keeping the public highway clean during the demolition, site clearance and construction phases
- (h) confirmation that no on-site burning of material will be undertaken during the demolition, site clearance and construction phases
- (i) protection of the Windlesham Ditch, and its buffer zone, and the foul water flood alleviation scheme (associated with planning permission SU/11/0292) during the demolition, site clearance and construction phases

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development

should not prejudice residential amenities, highway safety nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. Prior to the first occupation of the development hereby approved on site details of cycle and refuse storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. The retail and office premises (Plots C1 and C2) shall be used for such purposes only and not for any other purpose without the prior written approval of the Local Planning Authority.

Reason: To retain business uses and retail uses at the site and to comply with Policies CP8, DM9 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The proposed development shall be built in accordance with the following approved plans: P167/002 and P167/005 received on 13 March 2015 and P167/001A, P167/003A and P167/007 received on 5 June 2015, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

13. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. Notwithstanding the provisions of Classes A to E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order)

no further extensions, garages or other buildings shall be erected within the

Plots 5 - 10 inclusive without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual amenities of the Updown Hill (Windlesham) Conservation Area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. Advice regarding encroachment DE1
5. CIL Liable CIL1

2015/0427

Reg Date 13/05/2015

Chobham

LOCATION: CHOBHAM MEADOWS LAND BETWEEN STATION ROAD AND CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8AN

PROPOSAL: Change of Use of Land from Agriculture to Site of Alternative Natural Greenspace (SANG) and associated works.

TYPE: Full Planning Application

APPLICANT: Surrey Heath Borough Council

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the change of use of agricultural land into a Suitable Alternative Natural Green Space (SANGS) with associated works. This publicly accessible open space would be provided for the recreational use (walking/dog walking) purposes. The application site falls within the Green Belt, just east and south of the settlement of Chobham lying between Chertsey Road and Station Road. The site falls predominantly within flood zone 3.
- 1.2 The application proposal is considered to be acceptable in terms of its impact on the Green Belt, residential amenity, highway safety, drainage, flood risk and ecology. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site relates to agricultural land within the Green Belt, immediately to the south and east of the Green Belt settlement of Chobham. This 23.5 hectare site is relatively flat, with the River Bourne flowing through the site. There are a number of tree belts on the site, particularly between the field boundaries but also to the south east corner of the site. Residential properties in Chertsey Road, Barnfield and Green Lane lie to the north, properties in High Street, the car park and cricket ground to the west with agricultural land predominantly to the south and east. The site falls predominantly within flood zone 3 (as defined by the Environment Agency).
- 2.2 The application site falls within the Green Belt, just east and south of the settlement of Chobham and east of the Chobham Conservation Area, lying between Chertsey Road and Station Road with its principal accesses from High Street (via the public car park) and Cannon Crescent with a maintenance access from Chertsey Road. The east part of the site is a Site of Nature Conservation Interest (SNCI) and there are a number of public footpaths (9, 9a, 11, 11a and 12) which cross the site.

There is a line of trees adjacent to part of the north boundary (with residential properties in Barnfield and Green Lane) protected under a Tree Preservation Order (16/07).

3.0 RELEVANT HISTORY

3.1 None relevant to this application.

4.0 THE PROPOSAL

4.1 The current proposal is to change the use of the land from agricultural land to a Site of Alternative Natural Green Space (SANGS). The site would change of the use of land to provide a publicly accessible open space which it is envisaged will be used by the general public principally for walking and dog-walking purposes. Associated development would be provided, such as improvements to the footpath connections across the site to provide a variety of circular walks, tree planting, some boundary fencing, interpretation boards and a new gated access onto the site for maintenance purposes (from the car park).

4.2 Whilst there is no parking to be provided for this proposal, a 96 car space car park lies adjacent to the application site.

4.3 The proposal would support the delivery of housing elsewhere in the Borough which would contribute (through CIL) to the upkeep and development of this land as a SANGS. The SANGS would be able to provide avoidance measures for major residential development within a 5 kilometre catchment of the site and in all locations within the Borough for minor residential development. This proposal supports the very pressing need to provide increased SANGS capacity to support the provision of residential development elsewhere in the Borough.

5.0 CONSULTATION RESPONSES

5.1 County Highway Authority No comments received to date. Any comments will be reported at the meeting.

5.2 Environment Agency No comments received to date. Any comments will be reported at the meeting.

5.3 Arboricultural Officer No objections.

5.4 Natural England No comments received to date. Any comments will be reported at the meeting.

5.5 Surrey Wildlife Trust No comments received to date. Any comments will be reported at the meeting.

5.6 Archaeological Officer No objections.

5.7	County Footpaths Officer	No objections.
5.8	Conservation Adviser	No comments received to date. Any comments will be reported at the meeting.
5.9	Woking Borough Council	No comments received to date. Any comments will be reported at the meeting.
5.10	Chobham Parish Council	Raises concerns about the existing car park use and suggests this car park should be increased in size to accommodate demand.
5.11	Council's Drainage Engineer	No objections.

6.0 REPRESENTATION

At the time of preparation of this report two representations have been received in support, with one commenting that SANG land is needed around Chobham and this is a good option. One letter of objection has been received which raise the following issues:

- 6.1 Eroding of the natural rural character of the Meadows and yet another step towards the urbanisation of the conservation village [*See Paragraph 9.4*]
- 6.2 Speculation that the Rugby Club wish to expand and move to the Meadows and use as a recreational club, which would ruin the rural character [*Officer comment: This proposal would not allow such a move*]

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls within the Green Belt and adjoins the Chobham Conservation Area. It is considered that the relevant policies are Policies CP11, CP13, CP14, DM9, DM11, DM14, DM16 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.
- 7.2 The main considerations in the assessment of this application proposal are:
 - Principle of the development;
 - Whether the proposal meets the requirements of SANG provision;
 - Impact on the Green Belt, character (including the Chobham Conservation Area) and trees;
 - Impact on residential amenity;
 - Impact on highway safety and parking;

- Impact on ecology; and
- Impact on drainage and flood risk.

7.3 Principle of the development

7.3.1 Policy CP13 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the Council will seek to strengthen the role of the green infrastructure network and encourage schemes which provide opportunities to increase the provision of green infrastructure. The provision of green infrastructure is particularly important in close proximity to sites of international ecological importance, such as the Thames Basin Heaths Special Protection Area. Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 also encourages the provision of formal and informal recreation facilities including the provision of new green infrastructure.

7.3.2 The proposal would result in the loss of agricultural land. This site provides poor quality agricultural land, the use of which is limited by its location within an area of high flood risk (Zone 3).

7.3.3 It is therefore considered that the current proposal supports these policies and no objections are raised to the principle of the proposed development with the proposal complying with Policy CP13 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.4 Whether the proposal meets the requirements of SANG provision

7.4.1 The proposal would provide a Site of Alternative Natural Green Space (SANGS) to support the delivery of housing across the Borough. There are a series of minimum requirements for land to be able to support such a proposal, which has been derived from the Delivery Framework and Natural England's guidance on the creation of SANGs. SANGs can be created from existing open space which is already accessible, such as the application site, but which could be changed in character so that it is more attractive for visitors to use for walking or dog walking purposes. A visitor survey has been undertaken and work started to ascertain the likely increased usage (i.e. the carrying capacity) of the proposed SANGS. This carrying capacity will provide a measure of the amount of housing in the future that could be supported by this SANGS proposal.

7.4.2 The essential requirements for SANGS provision (for proposed SANGs of 20 hectares or over) are set out in Appendix 2 of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 which are chiefly:

- Adequate parking for visitors with car parks which are easily/safely accessible and signposted
- A circular walk of 2.3 - 2.5 kilometres around the SANGS
- A variety of habitats
- Unsurfaced footpaths which are easy to use and well maintained
- Space to allow dogs to exercise freely

There are other desirable requirements such as the land having a gently undulating topography and the provision of open water.

- 7.4.3 As previously indicated, there is a public car park adjoining the application site, which provides a level of parking to support this proposal. There are a series of public footpaths which are easily accessible and unsurfaced which cross the site. Some additional pathways are proposed so that the circular path route can be provided to meet the minimum length. The land is compartmentalised by a variety of trees lines/belts (formed from the old field boundaries) with the river flowing through the site and larger tree belts to add interest. There is much space to allow dogs to exercise freely. Signposting would be needed, as well as interpretation boards, and landscape works, including tree planting, to make the land more attractive for walkers/dog walkers. No comments have been received to date from Natural England and any formal comments received will be reported to the Committee. However, it is noted that the design and access statement provided to support this application has indicated that Natural England have agreed the proposal, in principle.
- 7.4.4 As such, and subject to the comments of Natural England, no objections are raised to the proposal on these grounds, with the proposal complying with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the NPPF as well as advice within the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.5 Impact on the Green Belt, character and trees

- 7.5.1 The use of the land for outdoor recreation would be an appropriate use of land in the Green Belt. Paragraph 81 of the National Planning Policy Framework indicates that *"local planning authorities should plan positively...to provide opportunities for outdoor recreation"*. The current proposal would support this advice.
- 7.5.2 Paragraph 79 of the National Planning Policy Framework indicates that *"the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."* The current proposal would provide improvement to existing pathways and some boundary stock fencing and landscaping (including tree planting) which it is considered would have a limited impact on the openness of the application site.
- 7.5.3 The application site would clearly retain its rural character. The site adjoins the Chobham Conservation Area and the proposed use would have a very limited impact on this Conservation Area. The proposal would not require the removal of any trees but some tree maintenance and planting would be expected. No objections are raised to the proposal by the Arboricultural Officer. It is considered that the proposed development would not have an adverse impact on the rural character of this part of the Green Belt and would be appropriate development, complying with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.6 Impact on residential amenity

7.6.1 The application site would be bounded by residential properties principally to the north west. The existing footpaths are relatively close to the boundaries with these properties, but most properties are relatively screened by trees or other vegetation in between. It is not considered that the use of the site would have a particular material impact on the residential amenity from noise or disturbance, noting the low level of activity from the proposed use that would occur on the site. In addition, it is not expected that any adverse loss of privacy would be envisaged from this proposal to these residential properties.

7.6.2 It is therefore considered that the current proposal would have no adverse impact on residential amenity and complies with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.7 Impact on highway safety and parking

7.7.1 The current proposal would not provide car parking for this development. However, there is a 96 space public car park adjoining the site which serves the Chobham village. The County Highway Authority have not commented to date. Subject to the comments of the County Highway Authority, no objections are raised to the proposal which therefore conforms with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on ecology

7.8.1 The application has been supported by a habitat management plan which concludes that the site has very little biological interest but could be of interest to bats and, in the past, water voles. There does not appear to be badgers on site, but the site is used by deer and birds. Further surveys (of bats and birds) could assist but the proposed use (and works) would have a very limited impact on these species. The comments of the Surrey Wildlife Trust are awaited and any received comments will be reported to the Committee.

7.8.2 As such, subject to the comments of the Surrey Wildlife Trust, no objections are raised to the proposal on ecological grounds and the proposal conforms with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

7.9 Impact on drainage and flooding

7.9.1 The application site falls predominantly within Flood Zone 3 (high risk from flooding). The site is very large, with the only substantial development associated with the proposal being the provision or improvement of paths. The Flood Risk Assessment provided to support this application indicates that use of the land as a SANGS under this Council's ownership would enable ongoing maintenance of all drainage systems through the site, on which is natural floodplain, and this would support a flood alleviation scheme for the Chobham village centre with a funding award obtained from DEFRA for the design of such a scheme. Such work would lead to improvements in drainage and help reduce flood risk to the village centre.

7.9.2 The Council's Drainage Engineer is in support of these proposals. However, the

comments of the Environment Agency are awaited. Subject to the comments of the Environment Agency, it is not considered that the proposal would have any significant impact on local drainage or flood risk and complies with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 or advice in the National Planning Policy Framework.

8.0 CONCLUSION

- 8.1 The current proposal is supported in terms of the provision of green infrastructure, such as SANGs, in the Borough and Green Belt policy. Also, no objections are raised to the proposal on residential amenity, highway safety and parking, ecology or drainage/flood risk grounds. The current application is therefore recommended for approval.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

GRANT, subject to the following conditions:

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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. No use shall take place until a management plan for the use of the site for SANGS and public open space is submitted to and approved by the Local

Planning Authority.

Reason: To ensure the retention of the visual amenities of the area and to meet the requirements for SANG provision and to comply with Policies DM9 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 29012, Policy NRM6 of the South East Plan 2009 (as saved) and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

2015/0033

Reg Date 18/03/2015

St. Michaels

LOCATION: UNIT 2, TRAFALGAR WAY, CAMBERLEY, GU15 3BN
PROPOSAL: Erection of a trade warehouse with ancillary offices (Class B8) and associated service yard, loading bay and parking following demolition of existing storage warehouse (Class B8).
TYPE: Full Planning Application
APPLICANT: Mr James Smith
Coal Pension Properties Ltd
OFFICER: Mr N Praine

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Permission is sought for the erection of a trade warehouse with ancillary offices (Class B8) and associated service yard, loading bay and parking following demolition of existing storage warehouse (Class B8). The proposed building would comprise a maximum footprint of 76 metres by 45 metres, a maximum height of 12 metres with a floor area of 3436 square metres and would offer parking for 50 vehicles.
- 1.2 The report concludes that the proposal is acceptable in principle and also acceptable in terms of its impacts upon the character of the area, residential amenities, matters of parking and highway safety, contaminated land and flooding. The proposal also brings significant economic benefits and is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site is located to the western side of Trafalgar Way also sharing a boundary with the eastern edge of Nelson Way both of which sit within the Yorktown Business Park which is a designated Core Employment Area. It is set back by approximately 30 metres from the A30, London Road which runs parallel to the application site. The site measures 0.73 hectares and the existing building is sited to the north western edge of the application site. The existing building abuts the site's north, east and western boundaries comprising a maximum footprint of 80.1 metres by 55.5 metres and maximum height of 8.1 metres with a floor area of 3716 square metres. The remainder of the site is laid to hardstanding with formal parking for 49 vehicles with associated access and circulation routes.
- 2.2 The immediately surrounding area is characterised by industrial units of varying styles and design. Of particular prominence is the 'Big Yellow' storage building to the north west which sits at three to five storeys with a maximum height of 17.5 metres.

The industrial units are all served by hardstanding which function as loading bays and parking areas associated with the units.

3.0 RELEVANT HISTORY

3.1 There is no recent or relevant history.

4.0 THE PROPOSAL

4.1 Permission is sought for the erection of a trade warehouse with ancillary offices (Class B8) and associated service yard, loading bay and parking following demolition of existing storage warehouse (Class B8).

4.2 The proposed warehouse would be sited further south than the existing building creating a service area to the rear of the site and the new building would be sited approximately 57m from the London Road. The proposed building would have a maximum footprint of 76 metres by 45 metres and maximum height of 12 metres; with a floor area of 3436 square metres. The remainder of the site is proposed to be laid to hardstanding with formal parking for 50 vehicles to the southern and eastern boundary with associated access. Landscaping is proposed to the northern boundary in the form of a 'Green Wall' on the northern boundary and this would comprise a 2.4 metre high fence with green wall vegetation to soften the fence and part screen the servicing area when viewed from the London Road.

5.0 CONSULTATION RESPONSES

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

5.2 Environment Agency No objection subject to condition.

5.3 Senior Environmental Health Officer No objection subject to condition.

5.4 Economic Development Officer Comment - Should its application to locate into Camberley be successful, the applicant (Selco) would be joining a number of other building supply type companies. These include: Howdens, Tool Station, Topps Tiles, Screw Fix etc., in effect providing an agglomeration (or cluster) of this type of business in Camberley. The benefits of agglomeration are widely recognised in economics, and the advantages of having a number of similar complementary firms situated on the same business park within close proximity to one another bear mention.

In terms of employment, the application states that the applicant would employ between 40-50 full time employees.

These jobs would be a cross section including managers, supervisors, technical, manual and administrative roles (Selco also states that its employment policy is to recruit locally wherever possible). This represents a significant increase on the current employment numbers which employs 4 members of staff. GVA (Gross Value Added) figures for Surrey state that each person in employment contributes £51,000 to the UK economy (the national average is £39,000). Were Selco to employ 50 people the GVA calculations show that £2,550,000 would be contributed to the economy, as opposed to the £204,000 currently added.

- 5.5 Surrey Heath Drainage Officer No objection subject to conditions.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no letters of objection and no letters of support have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework (NPPF); Policies CPA, CP2, CP8, CP14, DM9 DM10, and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are material considerations. The Western Urban Area Character Supplementary Planning Document (WUAC SPD) 2012 and Yorktown Landscape Strategy Supplementary Planning Document (YLS SPD) are also relevant.
- 7.2 It is considered that the main issues to be addressed in determining this application are:
- The principle of the development;
 - Impact on the character of the area;
 - Impact on residential amenities;
 - Whether the development is acceptable in terms of parking and highway safety;
 - Impact on flooding and drainage; and,
 - Other matters.

7.3 The principle of the development

- 7.3.1 The National Planning Policy Framework (NPPF) states that development should contribute to building a strong, responsive and competitive economy to support growth. Paragraph 12 states the Local Planning Authorities should proactively drive and support sustainable economic development to deliver the industrial units

to respond to opportunities for growth within business communities. Paragraph 19 of the NPPF also advises that significant weight should be placed on the need to support economic growth through the planning system. Finally the NPPF advises at paragraph 187 that economic factors must be balanced with social and environmental factors.

- 7.3.2 The Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) echoes the advice within the NPPF and states that employment growth will be achieved through redevelopment of existing sites, these being largely focussed on the Core Employment Areas including Yorktown (Policy CPA). The application site lies within the Yorktown Core Employment Area and seeks to retain the existing B8 industrial use on the site. The applicants advise that the existing self-storage unit has been marketed for some time and there has been no interest in the existing unit with its current layout and design. The provision of only one service loading bay and very high ceilings presents difficulties in letting the building. The current building having been built over 40 years ago is considered to be no longer fit for purpose and therefore does not meet the requirements of modern occupiers.
- 7.3.3 The proposal is for a new modern purpose built unit and Policy CP8 of the CSDMP states the Borough Council will seek to make provision for up to 7,500 new jobs in the period up to 2027. The Council's Economic Development Officer (see paragraph 5.4 above) advises that the proposal will create up to 44 additional full time jobs at this site. Additionally a number of construction and related jobs to the site for the duration of the work to erect the proposal, as well as supply chain jobs once complete would be delivered as part of this proposal. It is considered that these economic benefits weigh in favour of the proposal.
- 7.3.4 Therefore having regard to the reasoning as laid out in paragraphs 7.3.1, 7.3.2 and 7.3.3 above and the comments received from the Economic Development Officer (see paragraph 5.4 above) given the B8 use is to be retained on site, with the regeneration of an outdated building and associated job creation and opportunities, no objections are raised in regard to the principle of the development subject to the detailed considerations below.

7.4 Impact on the character of the area

- 7.4.1 The NPPF has a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area generally.
- 7.4.2 Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density.

7.4.3 The application site lies within an identified Industrial Estate as set out in the Western Urban Area Character Supplementary Planning Document (WUAC SPD). This document states that the character of the area is defined by a mix of functional buildings of differing ages ranging from post war through to contemporary buildings with large footprints, small scale landscaping and large areas of hard surfacing which are primarily used for parking, storage and manoeuvring. Guiding Principle IE1 states:

New development should pay particular regard to the following criteria:

- (a) Contemporary industrial architectural design will be welcomed.*
- (b) Buildings principally 2 – 3 storeys*
- (c) Incorporation of green infrastructure and landscaping where possible, especially in car parking areas and along front boundaries in accordance with the York Town Landscape Strategy*
- (d) Provision of structured on-site parking*
- (e) Waste storage areas to be screened from roads and public areas*
- (f) Use of high quality boundary treatments.*

7.4.4 The Yorktown Landscape Strategy Supplementary Planning Document (YLS SPD) seeks to create a structured landscape setting for the Yorktown area, including improvement to the approaches to Camberley along the London Road (A30). The YLS SPD also seeks to secure strong palette of good quality but cost effective hard landscape materials and building materials. The SPD sets out a number of principles regarding landscaping, building setbacks and types of building materials and these are considered below.

7.4.5 The character of the area and site description is set out at paragraph 2.1 and 2.2 above. It is noted that the building as proposed (12 metres) is nearly 4 metres higher than the existing building (8.1 metres) however, it is noted that Guiding Principle IE1(b) of the WUAC SPD encourages buildings of up to three storey height. Additionally it is considered that the building will sit in close proximity to the 'big yellow' storage building which is taller still at 17.5 metres. Given the proposed building is setback some 57m from the London Road and will be viewed in the context of the adjoining mixed character area, the change in height is considered to add some interest and variation to the roof scape within these important gateway views from the London Road and the views within the business park.

7.4.6 The current building does not relate well to the boundaries of the site and is constructed hard against the north, east and western boundaries. The proposal does pay regard to the YLS SPD and is separated from the eastern boundary (by at least 14 metres), northern boundary (by at least 35 metres) and southern (by at least 18 metres). Such setbacks are considered to be a vast improvement over the existing arrangement and broadly accords with the YLS SPD.

7.4.7 The applicants have also designed the proposed building in a contemporary industrial design which takes its design cues from the Selco company branding and

incorporates appropriate materials. The final colouring and layout of the materials for the building, boundary treatments and areas of hardstanding is to be agreed by planning condition to ensure a strong palette and good quality finish appropriate to the business park and important gateway views from the London Road.

- 7.4.8 The WUAC SPD identifies that the Yorktown Industrial Estate forms much of the gateway into Surrey Heath from the Blackwater Valley and thus parts of the application site are visually prominent from the London Road. The height and width of the building is considered appropriate for this location and this is addressed above at paragraphs 7.4.5 (height) and 7.4.6 (width). The final material choice and the views from London Road are also addressed at paragraph 7.4.7 above. In terms of landscaping and the rear servicing area, the applicants propose to erect a 'Green Wall' on the northern boundary and this would comprise a 2.4 metre high fence with green wall vegetation to soften the fence and part screen the servicing area when viewed from the London Road which is some 25 metres at its closest point from the London Road in any event. This is considered to accord with the YLS SPD and WUAC SPD and will improve the visual appearance of the proposal when viewed from this 'gateway route'; it is also considered to be an improvement over the existing views from the London Road.
- 7.4.9 The parking layout is formal and this is identified as a positive contribution to the character of the area within the WUAC SPD. As indicated above, it is noted that landscaping has been introduced to the northern section of the site in the form of a 'Green Wall' and the proposal does broadly accord with the principles and policies identified above at paragraphs 7.4.1 to 7.4.4. Therefore while it is desirable to provide more landscaping to the car parking areas, the site constraints, requirements of the end user and broader benefits must be considered when assessing this proposal. The absence of the additional landscaping does not outweigh the broader economic and regeneration benefits this proposal delivers.
- 7.4.10 For the above reasoning, the proposed development is considered to comply with the policy requirements of the Surrey Heath Core Strategy and Development Management Policies 2012, Guiding Principles of the Western Urban Area Character Supplementary Planning Document and the Yorktown Landscape Strategy Supplementary Planning Document. Therefore and in conclusion no objections are raised on these grounds.

7.5 Impact on residential amenities

- 7.5.1 The NPPF seeks a good standard of residential amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that the amenities of the occupiers of the neighbouring residential properties and uses are respected.
- 7.5.2 As a warehouse the proposal is not considered to be significantly noise generating and the proposed opening hours of 06:30 to 20:00 (weekdays) 07:30 to 17:00 (Saturdays) and any 5 hours between 08:00 and 16:00 (Sundays) are not considered to be contentious given the business park location.

Due to the retained separation distances of at least 500 metres to the nearest

residential property, it is not considered that the proposed development would result in any adverse impact on residential amenity.

7.6 Whether the development is acceptable in terms of parking and highway safety

7.6.1 Policy DM11 (Traffic Management and Highway Safety) seeks to ensure that no adverse impact on the safe and efficient flow of traffic movement on the highway network results from new development. The applicant has carried out a comparison of the traffic movements generated by the current use of the site as a self-storage warehouse and the proposed use as a trade warehouse. The traffic figures show that there will be a minor increase in traffic movements to and from the site as a result of the proposed development, however these are likely to be spread throughout the day. The site is located on a large industrial estate which has a main traffic light controlled access onto the A30. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and has advised that is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. It is considered in conclusion that the increase in traffic movements will not lead to a detrimental impact on the local highway network.

7.7 Impact on flooding and drainage

7.7.1 Paragraph 100 of the NPPF seeks to ensure development in regard to flooding is safe without also increasing flood risk elsewhere. At the time of providing advice to the Council the Environment Agency (EA) was the Lead Local Flood Authority (LLFA). The site lies within Flood Zone 2 on the EA Flood Map (between a 1 in 100 and 1 in 1000 chance of flooding in any given year, in accordance with the Flood Zone classifications of the NPPF) and is therefore considered to be at moderate risk of flooding from rivers. The source of the nearest river being the Blackwater River which lies approximately 225m south west of the site. Given this flood risk it is necessary to identify whether there are alternative locations at a lower flood risk i.e. a Sequential Test. The applicant explains that this site was chosen, and others discounted, due to the locational (catchment area), prominence and accessibility benefits to customers that this site provides. Whilst this does not fully justify discounting sites at a lower flood risk, nevertheless, given that this proposal would replace an existing warehouse use and be less floorspace than the existing building (i.e. by 280 sq m) officers are satisfied that the Sequential Test has been passed.

7.7.3 The site is already laid to hard standing and surface water generated from rainfall within the application site currently drains via downpipes and car park drainage into the main public sewer. The Surrey Heath Drainage Officer comments that current site drainage arrangements are noted to be working effectively with no recent flooding incidents. In accordance with the EA's guidance, the applicants propose to provide betterment and Sustainable Urban Drainage System (SuDS) compliant attenuation by restricting the surface water discharge rate to 50%. The Surrey Heath Drainage Officer considers this to be an acceptable approach given the site conditions and agrees with the applicant that the compact nature of this development means that there is no adequate space within the application site to

provide open water features such as ponds and detention basins and the ground conditions are also not suitable to support a surface water management strategy reliant on infiltration techniques. Therefore, the applicant proposes to provide geo-cellular units to allow attenuated flows to be discharged to the public surface water sewer; these are to be designed to withstand flooding up to the 1 in 100 year rainfall event with a 30% allowance for climate change. The applicant also proposes the following:

- Setting finished floor levels above the 1 in 1000 year flood level;
- Providing safe, dry pedestrian access/egress from the proposed warehouse unit to London Road (A30) to the north of the site;
- Arrangement of finished surface levels such that designed storm exceedance flows do not affect buildings or other sensitive areas; and
- Long term maintenance of private drainage systems.

7.7.4 Having reviewed this, the Surrey Heath Drainage Officer raises no objection to this drainage solution subject to conditions to agree the detail. The Environment Agency have also considered the content of the FRA and also raises no objection on flood risk grounds. Therefore subject to condition to agree the final drainage details the proposal complies with Policy DM10 of the CSDMP and the NPPF.

7.8 Other matters

7.8.1 The proposed site is adjacent to a former petrol filling station, which has been remediated and there is a shallow water table beneath the site. The submitted Flood Risk Assessment and surface water drainage strategy states the site will be 100% impermeable and this will limit the risk of contamination reaching the groundwater. Additionally the applicants have submitted a Phase 1 contaminated land report. This report has identified the need a detailed Phase 2 ground investigation report following potential contamination from nearby historic uses which includes the former petrol filling station. Both the Environment Agency and the Council's Senior Environmental Health Officer have considered the submissions and raise no objection to the proposal on contamination grounds, subject to conditions requiring the further investigatory work.

7.8.2 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. As the proposal does not relate to a residential or retail development, the development is not CIL liable.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE

MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

9.0 CONCLUSION

- 9.1 The report concludes that the proposal is acceptable in principle and also acceptable in terms of its impacts upon the character of the area, residential amenities, matters of parking and highway safety, contaminated land and flooding. The proposal also brings significant economic benefits and is therefore recommended for approval subject to conditions.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to include those used in the warehouse, surface treatments for the hard standing, boundary treatments and any street furniture, external lighting etc. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Yorktown Landscape Strategy Supplementary Planning Document 2008.

3. The green wall landscaping works as shown on drawing 30548/PL/110 works shall be carried out in accordance with the drawing and implemented prior to first occupation and retained thereafter, unless otherwise agreed in

writing with the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, Western Urban Area Character Supplementary Planning Document 2012 and the Yorktown Landscape Strategy Supplementary Planning Document 2008.

4. The proposed development shall be built in accordance with the following approved plans: 30548/PL/100, 30548/PL/101A, 30548/PL/102, 30548/PL/103A, 30548/PL/106, 30548/PL/107 and 30548/PL/109 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

5. The use of the development hereby permitted shall only be for Class B8 use (as defined under the Town and Country Planning Use Classes Order 2015, as amended, and any order revoking and re-enacting that Order) and shall be used for no other purpose unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the amenities of the area and parking provision and to comply with Policy DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Prior to commencement of development the applicant will provide a phase 2 contaminated land report which comprises the following details;

A. Site Characterisation

The applicant will undertake an investigation and risk assessment to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of point 1 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of point 2 above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with point 3 above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

7. Prior to the first occupation of the development hereby approved on site details of waste storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. The development hereby approved shall not be occupied until the proposed vehicular accesses to Nelson Way have been constructed in accordance with the approved plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012).

9. The development hereby approved shall not be occupied until the existing accesses to Trafalgar Way have been permanently closed and any kerbs, verge, footway, fully reinstated, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012).

10. 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

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, unless otherwise agreed in writing with the

Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012).

11. The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for loading and unloading and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/loading and unloading/turning areas shall be retained and maintained for their designated purposes, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012).

12. The development hereby approved shall not be occupied until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of a minimum of 6 bicycles within the

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012).

13. Prior to the commencement of the development a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's 'Travel Plans Good Practice Guide'. And then the approved Travel Statement shall be implemented before first occupation of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above conditions are required in order that the development

should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy Documents, (adopted 2012)

14. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. The scheme shall include no infiltration of surface water drainage into the ground on any part of the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework and to accord with paragraph 109 of the National Planning Policy Framework (NPPF).

Informative(s)

1. Building Regs consent req'd DF5
2. Advice regarding encroachment DE1
3. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service
5. 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-crossovers-or-dropped-kerbs

6. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
7. 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)

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2015/0504

Reg Date 02/06/2015

Watchetts

LOCATION: 87 PARK ROAD, CAMBERLEY, GU15 2SW
PROPOSAL: Erection of a single storey rear extension.
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Sherlow
OFFICER: Noreen Mian

This application has been reported to the Planning Applications Committee because the applicant is an employee of Surrey Heath Borough Council.

1.0 SUMMARY

- 1.1 This application seeks planning permission for the erection of a single storey rear extension. The proposal is considered to be acceptable in terms of its impact on local character and residential amenity. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is situated in the settlement area of Camberley and within the Historic Route (Subdivisions) character area as defined in the Western Urban Area Character SPD 2012. The application property is a 2 storey detached house with a hip roof, front porch and attached garage on its northern side. Behind the garage is an attached pitched roof store and flat roof porch which protrude beyond the main rear elevation of the dwelling.
- 2.2 The shared boundaries to both neighbours comprises a 1.8 metre fence, this is supplemented along the shared boundary with no.85 by vegetation. The neighbouring adjoining dwelling to the north, no. 89 Park Road, has a rear conservatory.

3.0 RELEVANT PLANNING HISTORY

- 3.1 15/0317: Application for a Certificate of Lawful Proposed Development for a single storey rear extension – Approved

4.0 THE PROPOSAL

- 4.1 The planning application is for the erection of a single storey rear extension. The proposed extension would extend approximately 1.9 metres in depth from the main rear elevation and extend the width of the dwelling. The proposed rear elevation would feature a set of bi-fold doors and a window. The extension's height to the eaves would be 2.3 metres and 3.5 metres to the lean-to ridge. Two roof lights would be installed.

- 4.2 The proposal would also replace the existing porch/store addition at the rear extending beyond this by a further 1.5m depth with 3.3m width to create an L-shaped extension. This element would feature a hipped roof design (mimicking the existing arrangement) with a height of 2.7 metres to the eaves and 4.4 metres to the ridge. The proposal features a ground floor side window on its side elevation to serve a WC. A door would be inserted in the rear elevation of this element.
- 4.3 Application 15/03017 was for a Certificate of Lawful Development. This agreed a very similar scheme to this proposal. The only material difference between this permitted development scheme and this proposal is the height of the extension to the rear WC addition which is now 0.5 metres higher.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council - Highways No comments received

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no representations have been received.

7.0 PLANNING ISSUES

- 7.1 The proposal is considered against the principles of the National Planning Policy Framework (NPPF); DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The application site is also located within the Historic Route (Subdivisions) character area as defined by the Western Urban Area Character Supplementary Planning Document 2012.
- 7.2 It is considered that the main issues to be addressed in the assessing of this proposal are:
- Impact on the character of the area;
 - Impact on residential amenities; and,
 - Impact on highway safety issues

7.3 Impact on character of the surrounding area

- 7.3.1 The NPPF has a presumption in favour of sustainable development and to ensure high quality design standards. The framework aims to enhance places and improve places with developments that take into account the character of different areas.
- 7.3.2 Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, with regard to scale, materials, massing, bulk and density. Policy VS3 of the WUAC SPD recommends that the massing of buildings and roof elevations should avoid large areas of flat roof.

7.3.3 The application site is set in an area of mixed character. The proposed single storey extension would be sited to the rear of the property and would not be visible from public vantage points. In addition it would be of modest proportions, sympathetic roof design and the design response would not appear as incongruous additions to the host property. The proposal would therefore comply with Policy DM9 and the WUAC SPD.

7.4 Impact on residential amenities of neighbouring properties

7.4.1 The National Planning Policy Framework sets out a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that any new proposals respect the amenities of the occupiers of the neighbouring properties and uses.

7.4.2 The adjoining neighbour at no. 89 Park Road features a single storey conservatory style extension to the rear of the property. The proposed development, closest to this neighbour would only be 1.5 metres deeper than the existing store and while there would be a minor increase in height between the proposed and the existing of 0.5 metres, the separation distance of 2.3 metres and the limited height and depth of the proposal is sufficient to prevent any material harm arising to the amenities the occupiers of that property enjoy. The side elevation of this element of the proposal features a window and given this is to serve a WC, a condition requiring this to be obscure glazed can be imposed.

7.4.3 The side elevation of the adjoining neighbour to the south, no. 85 Park Road features a ground floor window which looks out on the existing boundary fence and vegetation. It is noted that this element of the proposal is no different from that agreed as permitted development under 15/0317 and as such this element of the proposal could be undertaken without further recourse to the Planning Authority. However notwithstanding this observation, views from the neighbour's window are already affected by the existing boundary treatment, moreover the limited scale of the proposal at less than 2 metres deep, and its low eaves height and mono pitch roof form are such that it is not considered that the proposed arrangement would be harmful in any event.

7.4.4 The proposal would also have no adverse impact on any other neighbouring amenities and therefore is considered to comply with Policy DM9.

7.5 Whether the development is acceptable in terms of parking and highway safety

7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks that all development ensures no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

7.5.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority has therefore no highway requirements.

7.6 Other matters

7.6.1 The proposal is not CIL liable, as the proposed development amounts to less than 100 square metres.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

9.0 CONCLUSION

- 9.1 The proposed development is not likely to negatively impact on the character of the area or the amenity of neighbouring properties and is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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 building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

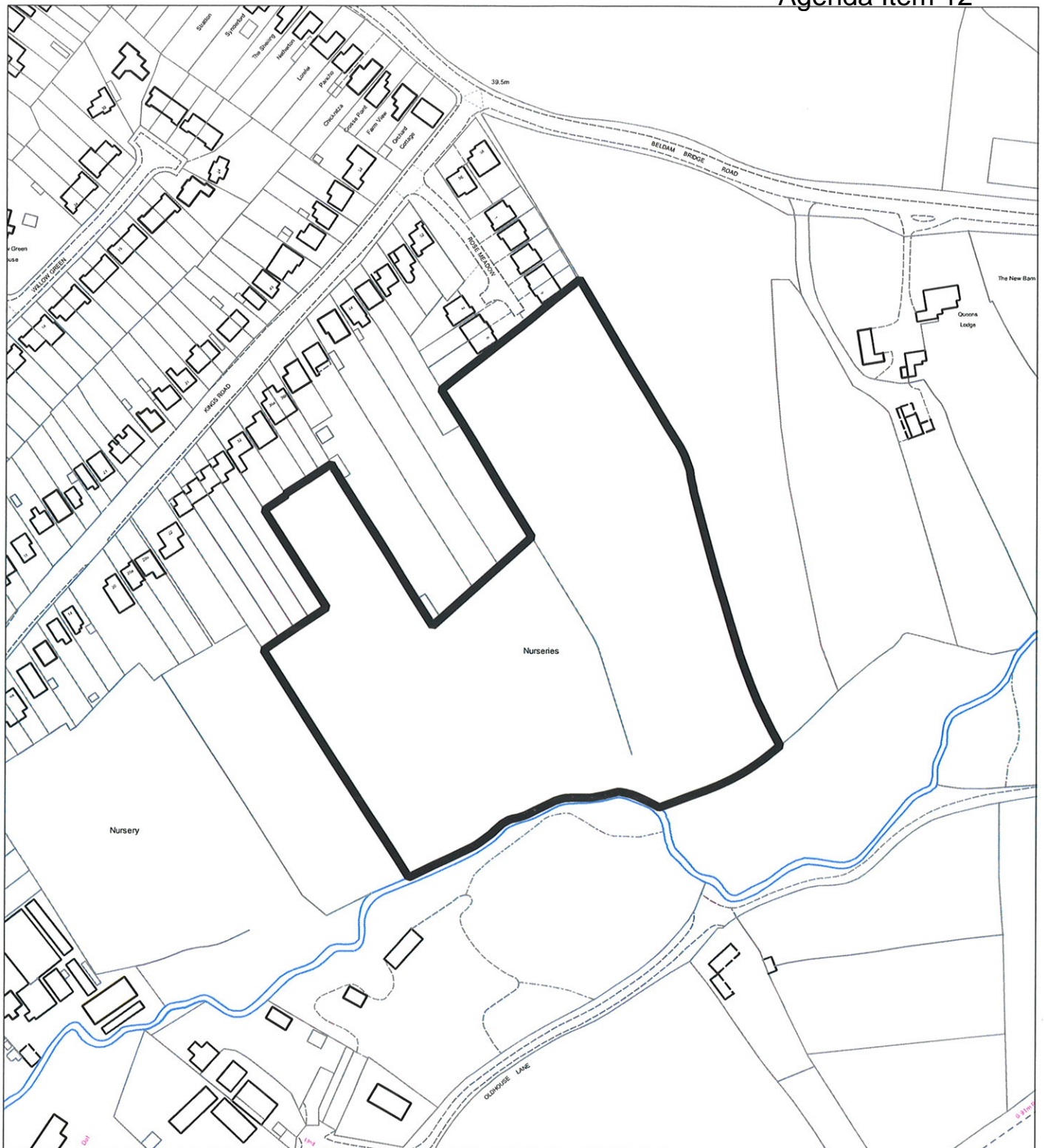
Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.



3. The proposed development shall be built in accordance with the following approved plans: 895-P01a, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

4. Before first occupation of the development hereby approved the side window featured on the NE elevation shall be completed in obscure glazing.

Reason: In the interests of the amenities enjoyed by the neighbouring residential property no. 89 Park Road and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

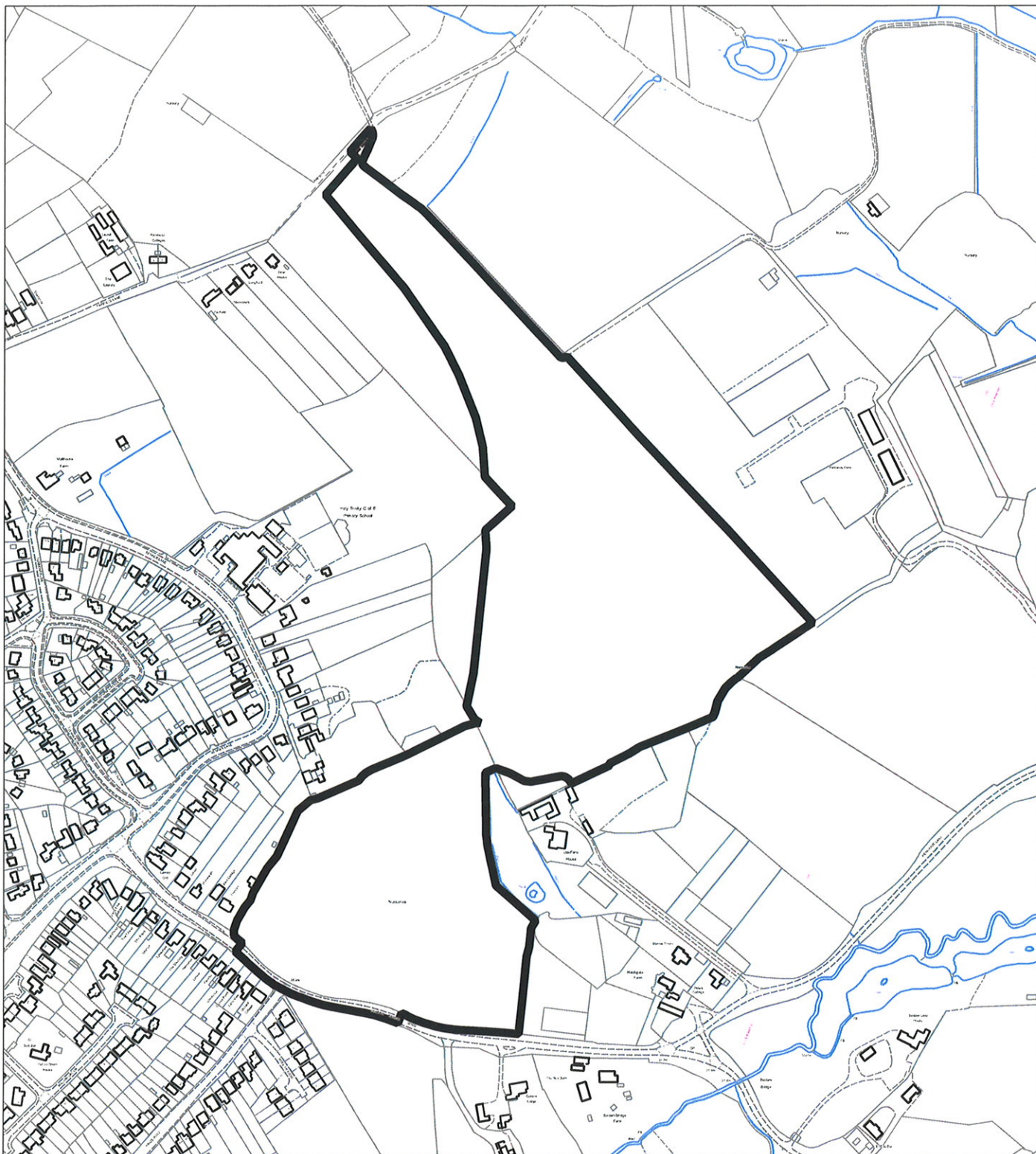


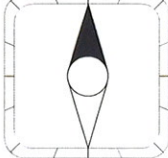

Title	Planning Applications		Page	8 of 8
Application number	14/0532		Scale @ A4	1:2,500
Address	LAND SOUTH OF 24-46 (EVENS), KINGS ROAD, AND 6 & 9 ROSE MEADOW, WEST END, WOKING, GU24 9LW		Date	03-07-2015
Proposal	Outline Application for 84 dwellings (including 8 one bedroom flats, 34 two bedroom houses, 28 three bedroom house and 14 four bedroom houses) with access from Rose Meadow.			
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SU/14/0532 – LAND SOUTH OF KINGS ROAD & ROSE MEADOW,
WEST END

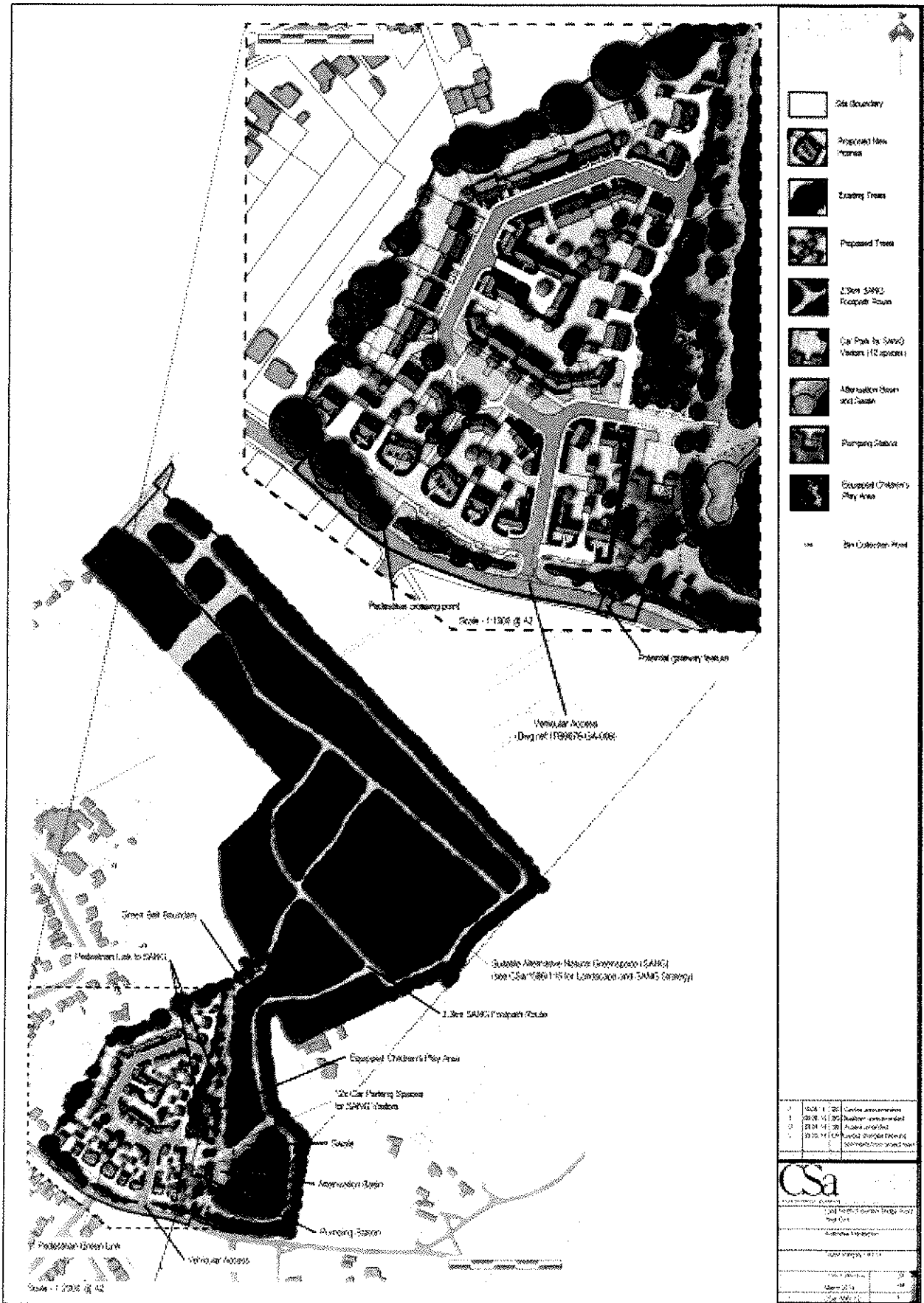




Title	Planning Applications		Page	6 of 8
Application number	14/0594		Scale @ A4	1:5,000
Address	LAND NORTH OF, BELDAM BRIDGE ROAD, WEST END, WOKING, GU24 9LP		Date	03-07-2015
Proposal	Outline Application for the erection of up to 85 dwellings with new access and change of use of land to provide publicly accessible recreation space (SANG), car parking, landscaping and open space (details of access only to be agreed). (Additional in			
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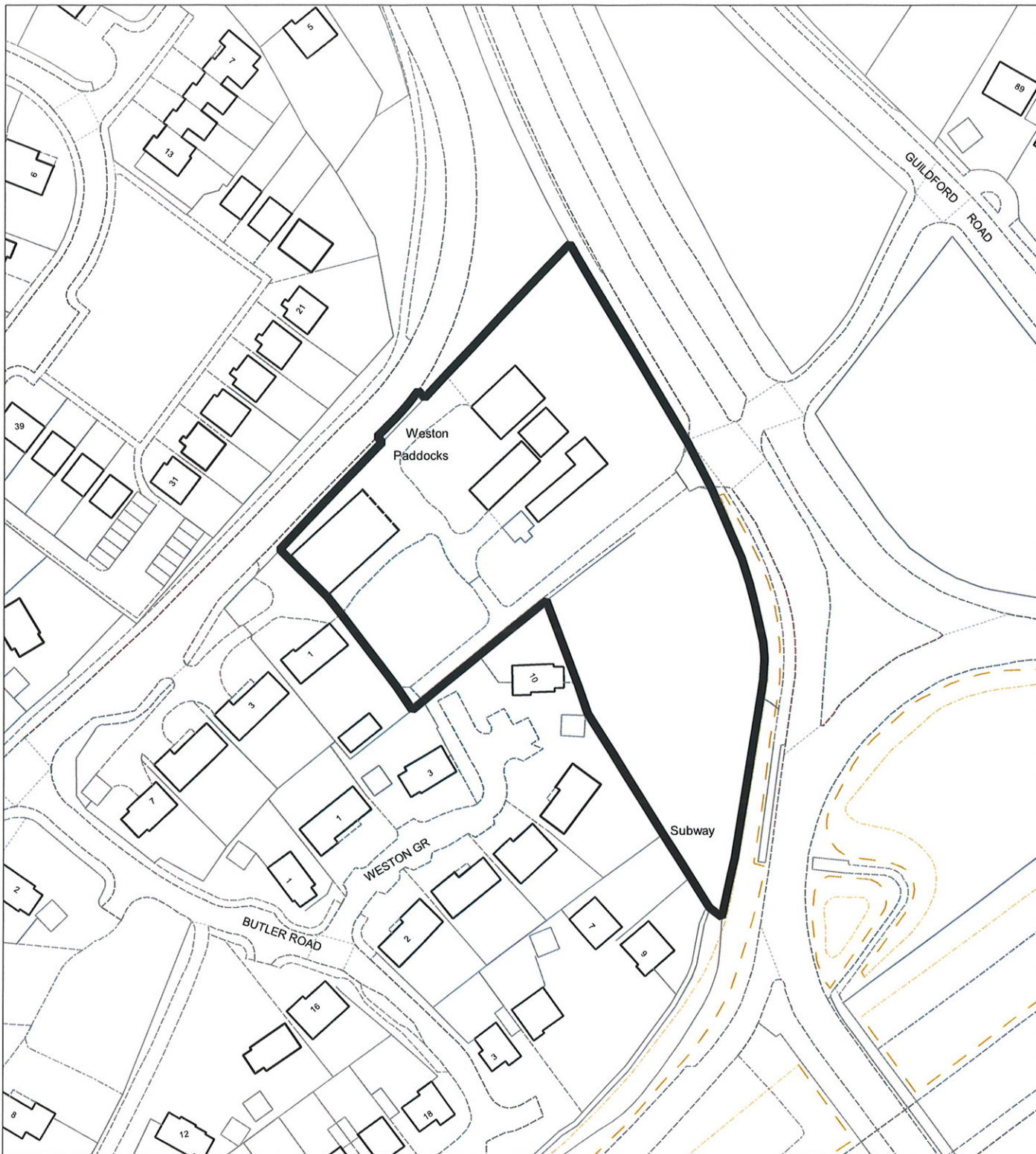
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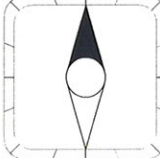

SU/14/0594 – LAND NORTH OF BELDAM BRIDGE ROAD, WEST END



SU/14/0594 – LAND NORTH OF BELDAM BRIDGE ROAD, WEST END





Title	Planning Applications		Page	2 of 8
Application number	15/0141		Scale @ A4	1:1,250
Address	WESTON PADDOCKS (LAND ADJACENT TO 1) WHITMOOR ROAD, BAGSHOT, GU19 5QE		Date	03-07-2015
Proposal	Outline application for the erection of 10 dwelling houses following the demolition of existing dwelling house and outbuildings (access and layout to be considered). (Amended plan recv'd 22/6/15)			
				
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SU/15/0141 – WESTON PADDOCKS, WHITMOOR ROAD, BAGSHOT

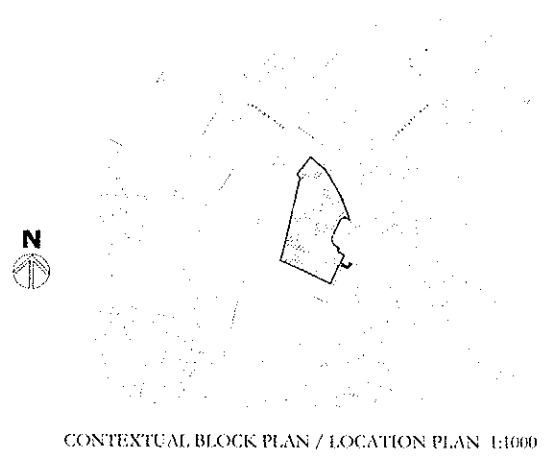
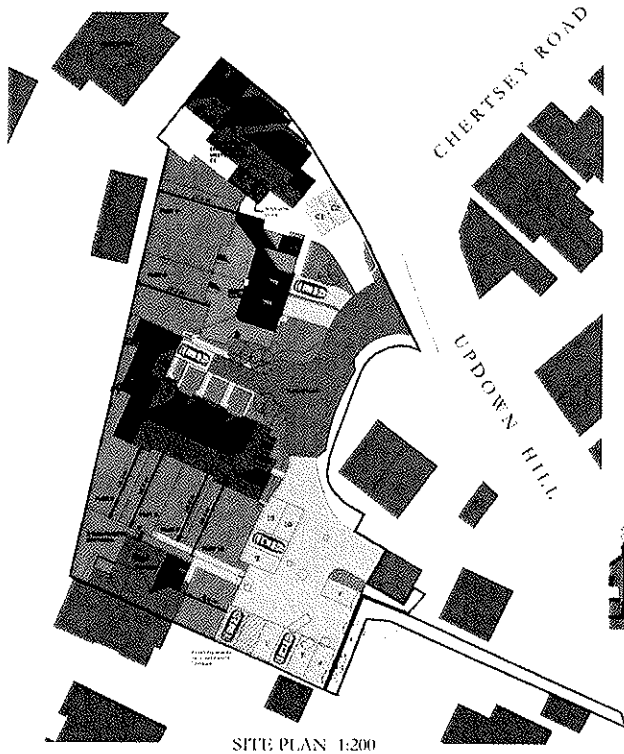






Title	Planning Applications		Page	3 of 8
Application number	15/0216		Scale @ A4	1:1,250
Address	UNIGATE DAIRIES LTD, 7-11 UPDOWN HILL & 2 WENTWORTH COTTAGES, WINDLESHAM, GU20 6AF		Date	03-07-2015
Proposal	Erection of 2 commercial (retail/office) units, 2 two bedroom houses, 4 three bedroom houses, 4 one bedroom flats and two storey side extension (to 2 Wentworth Cottages) following the demolition of existing buildings with access and parking/garaging.			
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SU/15/0216 – UNIGATE DAIRIES, 7-11, UPDOWN HILL, WINDLESHAM



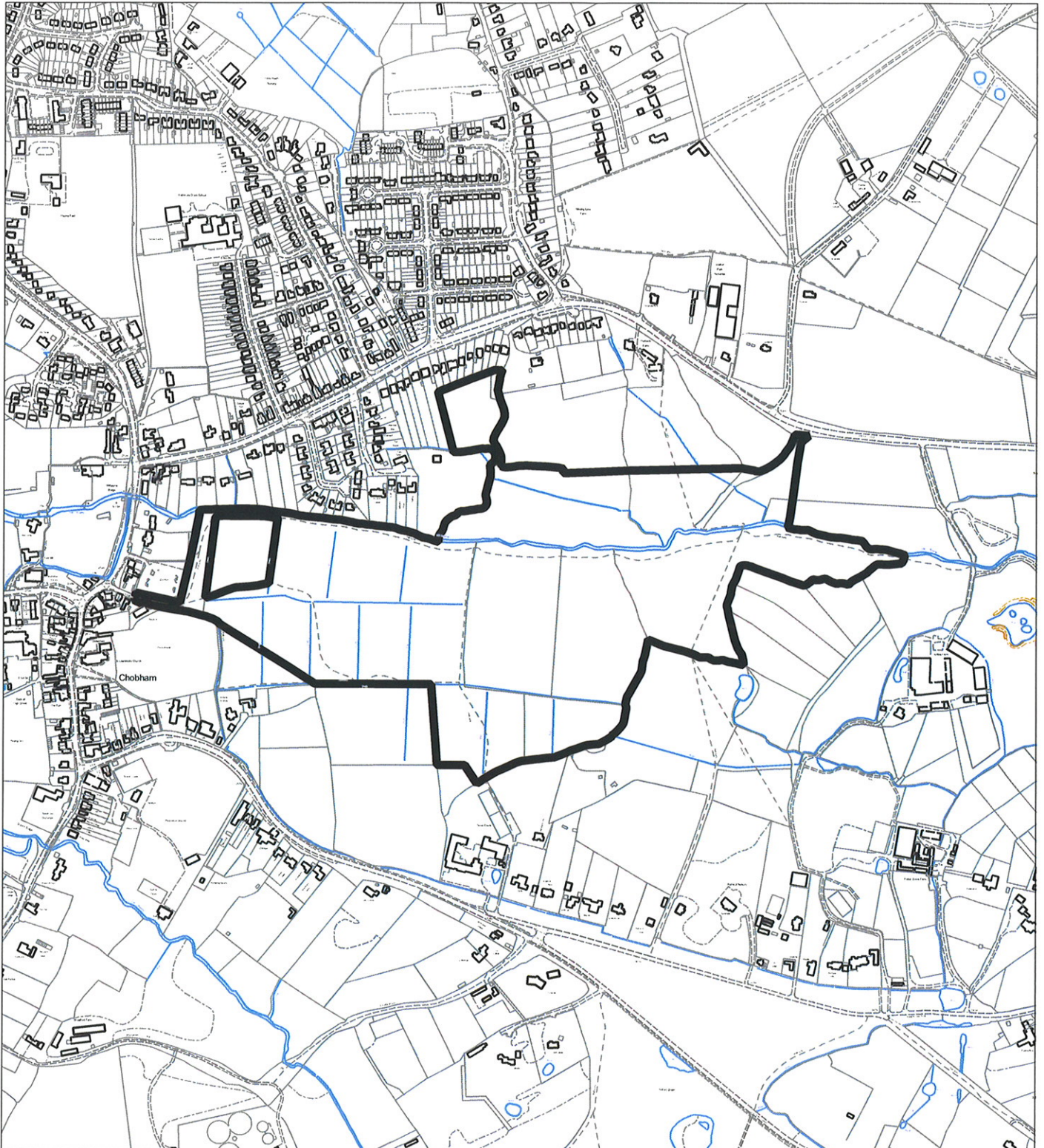
SCHEDULE OF ACCOMMODATION



Plot 1 - 2 Bed Apartment	Plot 5 - 2 Bed Apartment	Plot 8 - 3 Bed Terraced House	Plot 11 - 3 Bed Terraced House
Plot 2 - 2 Bed Apartment	Plot 6 - 2 Bed Apartment	Plot 9 - 2 Bed Terraced House	Plot 12 - 3 Bed Terraced House
Plot 3 - 2 Bed Apartment	Plot 7 - 2 Bed Apartment	Plot 10 - 3 Bed Terraced House	Plot 13 - 3 Bed Terraced House
Plot 4 - 2 Bed Apartment	Plot 8 - 3 Bed Terraced House	Plot 11 - 3 Bed Terraced House	Plot 14 - 3 Bed Terraced House



SU/15/0216 – UNIGATE DAIRIES, 7-11, UPDOWN HILL,
WINDLESHAM

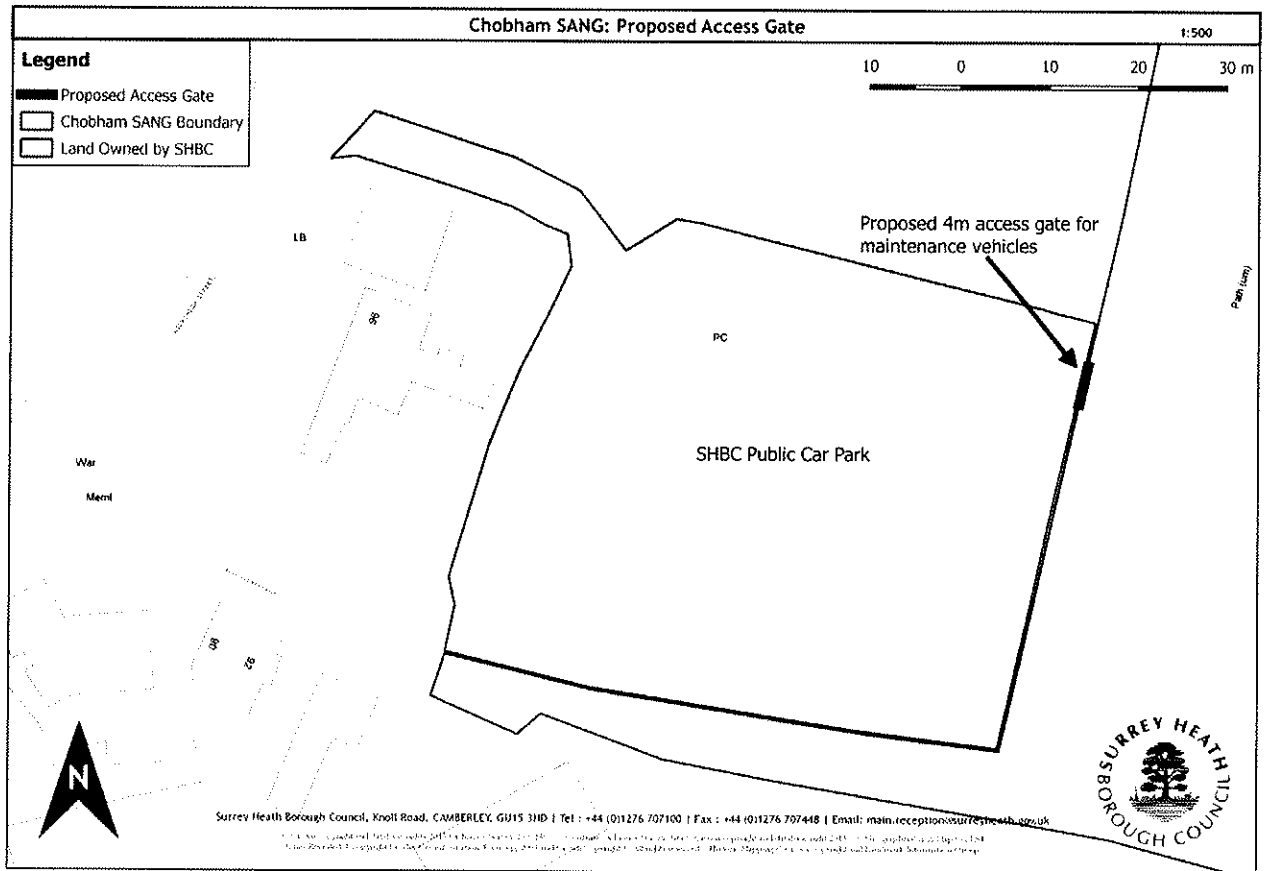




Title	Planning Applications	Page	7 of 8
Application number	15/0427	Scale @ A4	1:7,500
Address	CHOBHAM MEADOWS LAND BETWEEN STATION ROAD AND CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8AN	Date	03-07-2015
Proposal	Change of Use of Land from Agriculture to Site of Alternative Natural Greenspace (SANG) and associated works.		
			

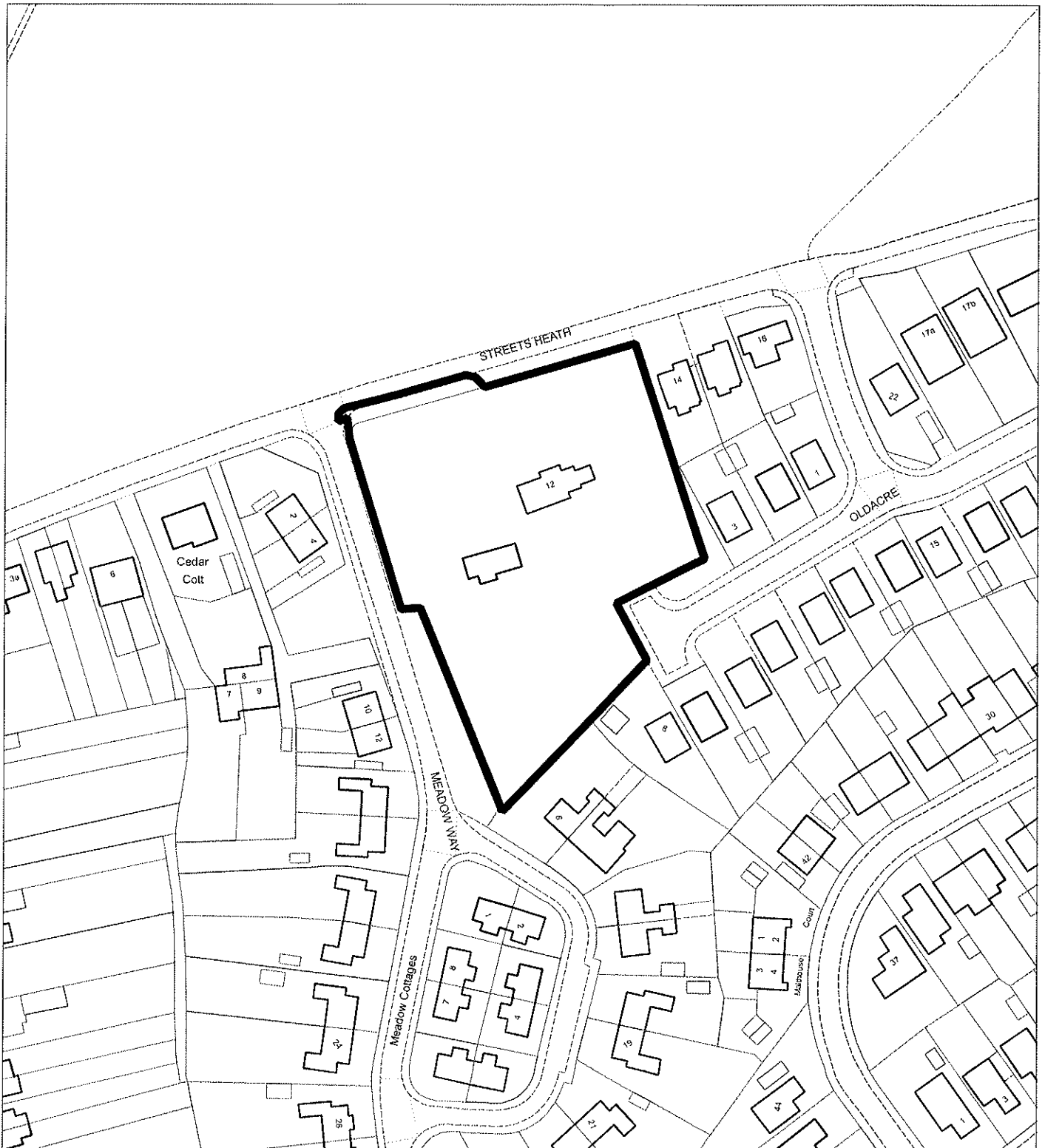
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SU/15/0427 – CHOBHAM MEADOWS, LAND BETWEEN STATION ROAD AND CHERTSEY ROAD, CHOBHAM



SU/15/0427 – CHOBHAM MEADOWS, LAND BETWEEN STATION ROAD AND CHERTSEY ROAD, CHOBHAM

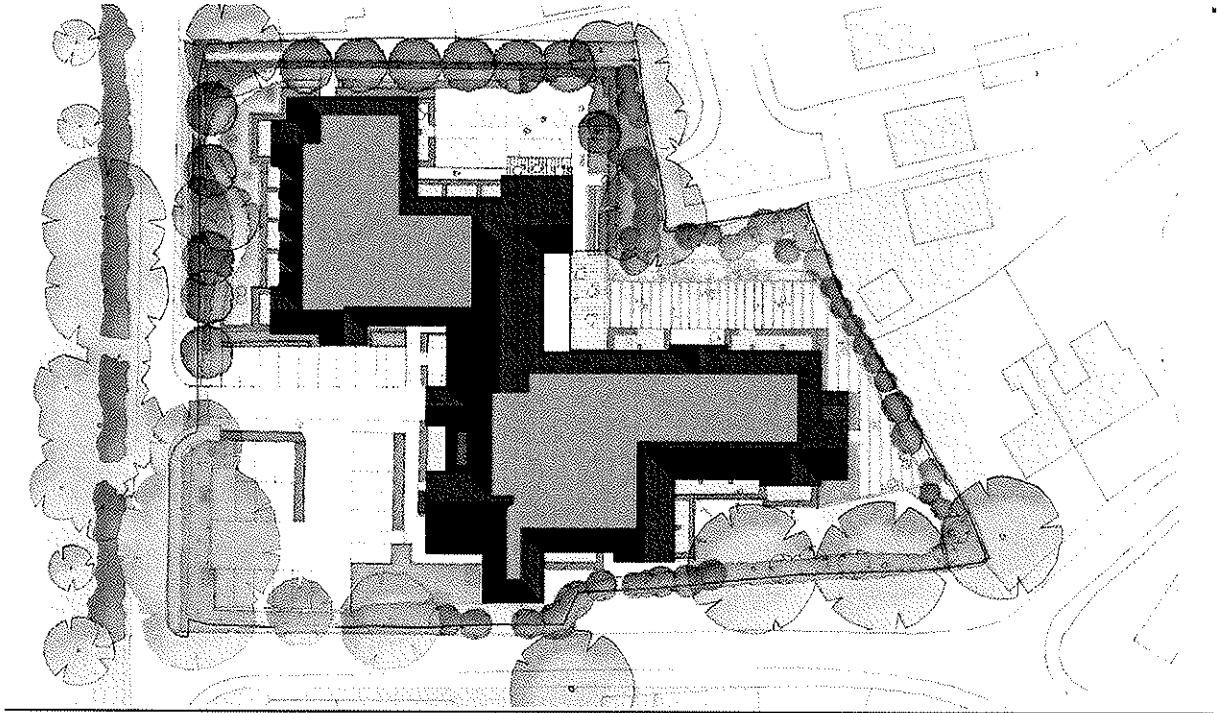




Title	Planning Applications		Page	1 of 8
Application number	14/0869		Scale @ A4	1:1,250
Address	12 STREETS HEATH, WEST END, WOKING, GU24 9QY		Date	03-07-2015
Proposal	Erection of a two storey detached building to comprise of a 60 bedroom nursing home (Use Class C2) following demolition of existing dwelling. (Additional info rec'd 29/09/2014) (Amended & additional plans/info rec'd 16/12/14), (Amended info rec'd 19/			
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SU/14/0869 – 12 STREETS HEATH

Proposed block plan



Visual of Streets Heath frontage as proposed



SU/14/0869 – 12 STREETS HEATH

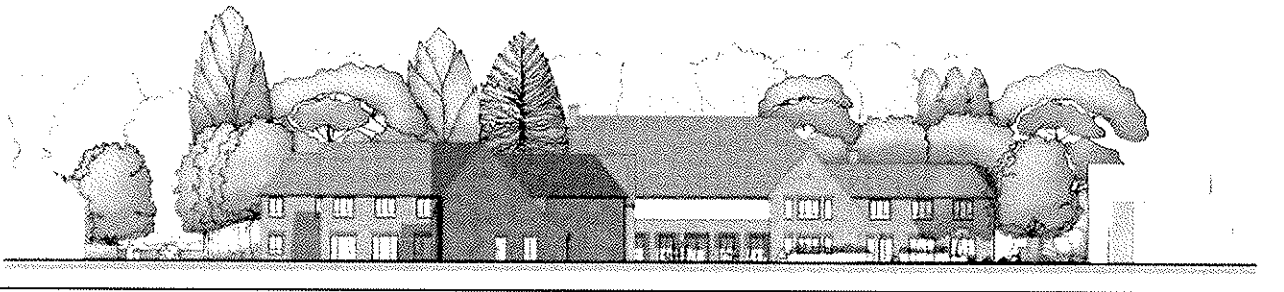
Proposed front elevation facing Streets Heath



Proposed west elevation (facing Meadow Way)



Proposed south elevation (facing 9 and 11 Meadow Way)



Proposed east elevation (facing 14 Streets Heath and 3 Old Acre)



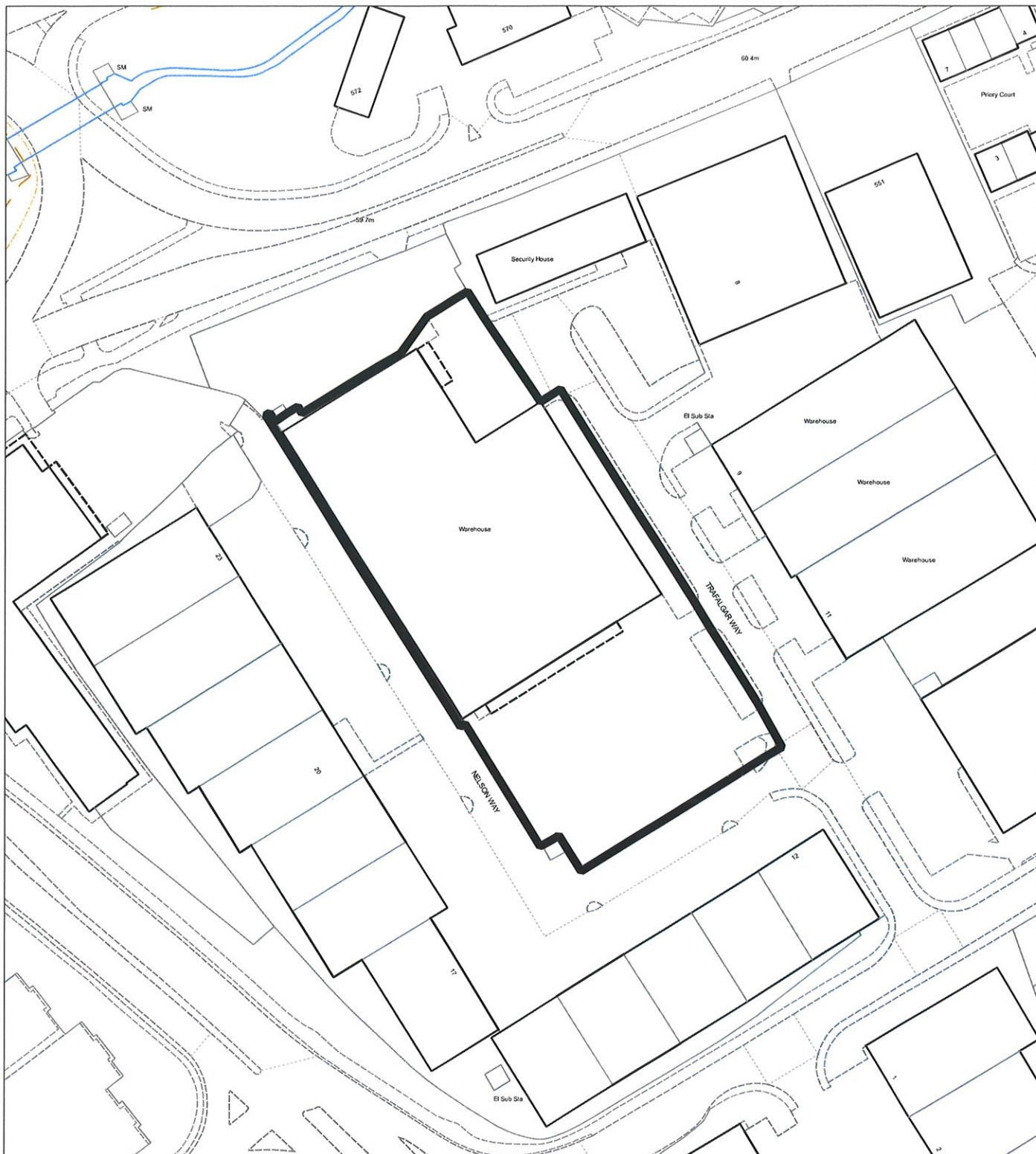
SU/14/0869 – 12 STREETS HEATH


On approach to site entrance travelling east along main highway (T junction to Meadow way in distance)



The existing site arrangement (taken from entrance)

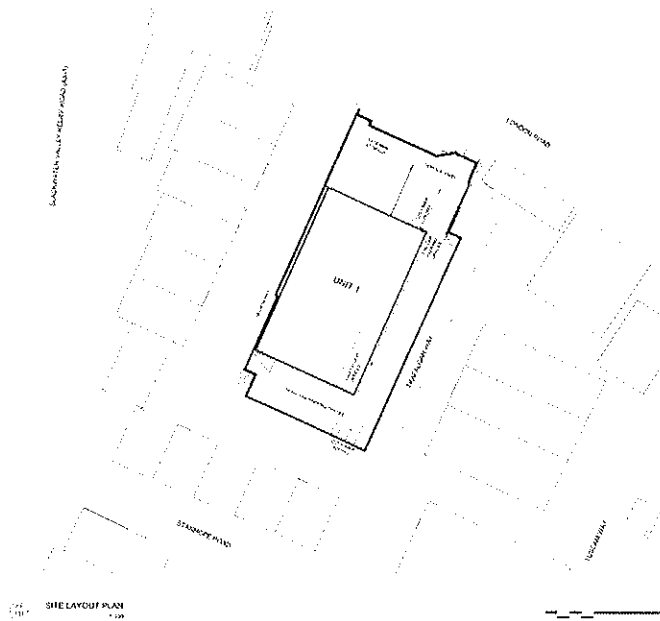




Title	Planning Applications		Page	4 of 8
Application number	15/0033		Scale @ A4	1:1,250
Address	UNIT 2, TRAFALGAR WAY, CAMBERLEY, GU15 3BN		Date	03-07-2015
Proposal	Erection of a trade warehouse with ancillary offices (Class B8) and associated service yard, loading bay and parking following demolition of existing storage warehouse (Class B8).			
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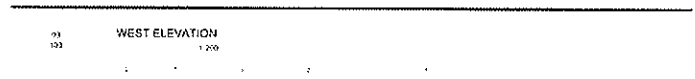
SU/15/0033 – UNIT 2, TRAFALGAR WAY, CAMBERLEY, GU15 3BN,
GU15 2QP



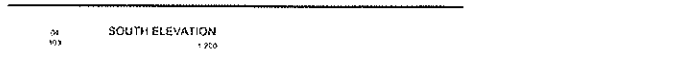
01 EAST ELEVATION
1:250



02 NORTH ELEVATION
1:200



03 WEST ELEVATION
1:200




04 SOUTH ELEVATION
1:200

SU/15/0033 – UNIT 2, TRAFALGAR WAY, CAMBERLEY, GU15 3BN,
GU15 2QP

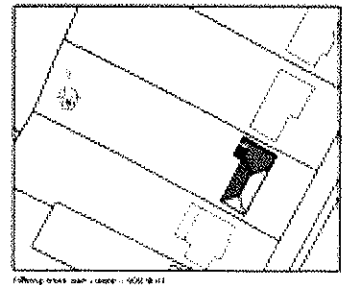
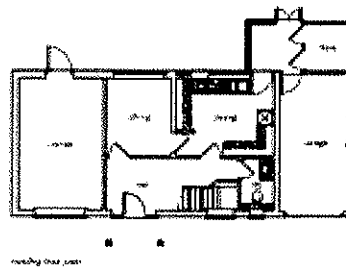
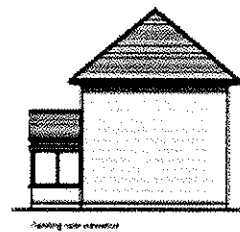
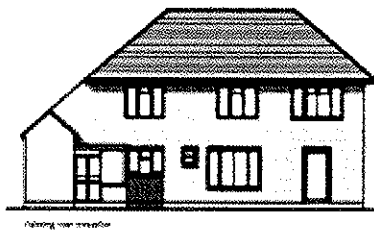
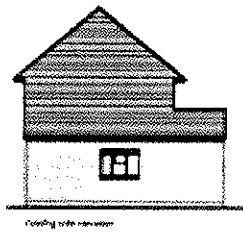
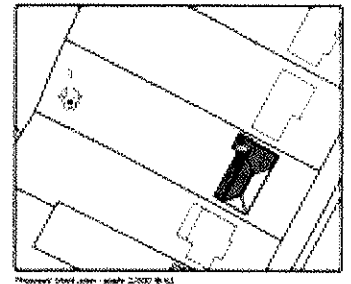
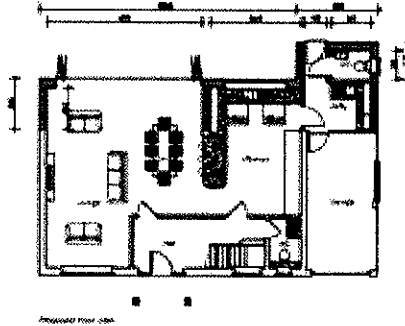
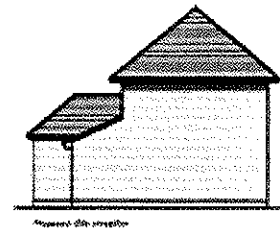
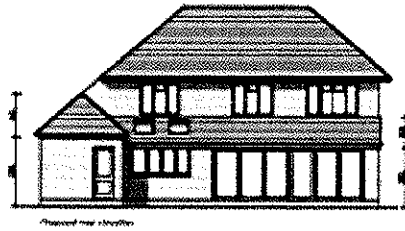
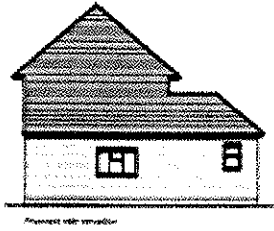




Title	Planning Applications	Page	5 of 8
Application number	15/0504	Scale @ A4	1:1,250
Address	87 PARK ROAD, CAMBERLEY, GU15 2SW	Date	03-07-2015
Proposal	Erection of a single storey rear extension.		
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SU2015/0504 – 87 PARK ROAD, CAMBERLEY

Existing and Proposed





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20 July 2015		
Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
4 Page 7	14/0532 Land south of 24-46 (evens) Kings Road and 6 and 9 Rose Meadow Way	REFUSE
<p><u>UPDATE</u></p> <p>SCC (Education) has provided further comment suggesting a contribution of £508,877 towards secondary and primary education is required. However, they confirm that there are currently no projects to fund.</p> <p>As such, the contribution would not comply with the tests set out in Paragraph 204 of the NPPF.</p> <p>Correction: SU/06/0879 relates to 40-46 Kings Road and therefore relates to an adjoining site.</p>		
5 Page 29	14/0594 Land north of Bedlam Bridge Road	REFUSE
<p><u>UPDATE</u></p> <p>No updates.</p>		
6 Page 47	14/0869 12 Streets Heath	GRANT
<p><u>UPDATE</u></p> <p>Following the submission of an amended drainage strategy and illustrative landscaping masterplan a revised public consultation has been undertaken. This has resulted in 8 letters of objection (confirming the original objections remain) being received. A letter of support has also been received.</p> <p>Comments have been received from the Drainage Officer and no objection is raised, subject to the condition below <u>(additional condition):</u></p> <p>Prior to the commencement of any development associated with the permission hereby granted a revised drainage strategy expanding upon the outline drainage submitted 24 June 2015 shall be submitted to the Local Planning Authority and approved in writing. The details to be submitted shall make provision for :</p> <ul style="list-style-type: none"> • Surface water drainage connections to the front of building (around car park) to be completed. Layout details to show connection of all downpipes into perforated carrier pipe, not directly into cellular attenuation. • Pipe detail around south west corner patio areas corrected (the use of a shallow 		

slot drain is inappropriate in light of the landscaping details provided). The plan(s) must be revised to move the drain away from the landscaping or detailed to accommodate the larger slot drain (Aco Qmax 550) for conveying flows around the building.

- The overflow channel (under the decking) to be a minimum section of 150x600mm, and discharging through a slot orifice within the retaining wall structure.
- Level detail to be added to 'Outlet Flow Control' to clarify discharge and sump level details at the attenuation outfall.
- All surface water and attenuation systems to be maintained to their full design capacity in perpetuity.

Reason: to ensure a satisfactory surface water drainage strategy and to comply with the aims and objectives of the NPPF and Policy DM10 of the Core Strategy and Development Management Policies 2012.

Amendments

The **reason** for imposing **condition 2** to be amended to:

To ensure that sufficient foul drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to accord with the NPPF and Policies DM10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

The wording of **condition 12** amended:

The development hereby approved shall only be used as a Class C2 care home and be occupied solely by persons who are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in the need for assistance with the normal activities of life. The building shall not be used for any other purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use.

In addition:

- there shall be no self-contained or staff accommodation within the approved development;
- there shall be no dogs or cats at the premises at any time (other than assisted living dogs);

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

Correction to the second sentence of para 7.3.4 to read:

However, in itself this does not mean that the proposal will be harmful to the character of the area. Indeed in plan form it can be seen that the residential development flanking three sides of the site has tighter urban grain than the application site

7 Page 67	15/0141 Weston Paddocks	GRANT subject to legal agreement
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UPDATE

SAMM payment has now been received.

CHANGE IN RECOMMENDATION: TO GRANT

8 Page 81	15/0216 Unigate Dairies Ltd	GRANT
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UPDATE

The Environment Agency has revised their comments, raising no objections subject to a proposed condition to protect the Windlesham Ditch and its 5 metre wide buffer. The applicant has confirmed that this area of land (at the south boundary of the site) is to be retained as a parking area, and that the existing tarmac surfacing is to remain (and is not to be replaced). Landscaping details are proposed to be agreed under Condition 4. Also, details of protection of the Ditch and its buffer, during the demolition, site clearance and construction phases, are proposed under part of proposed Condition 9(i), as set on Page 92 of the officer report.

However, an amendment to Condition 9 is suggested as below:
Replace “No development shall take place...” with “No demolition, site clearance or construction...”

Further details for sustainable drainage have been received and the comments of the Drainage Engineer are awaited.

CHANGE IN RECOMMENDATION: for the Executive Head of Regulatory Services to GRANT following the consultation period with the Drainage Engineer subject to the following conditions [including the amendments above] and any other condition requirements of the Drainage Engineer

9 Page 95	15/0427 Chobham Meadows Land between Chersey Road and Station Road, Chobham	GRANT
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UPDATE

One further letter of support and one raising an objection have been received, neither making any specific comments.

Natural England raises no objections subject to the undertaking of ecological surveys, visitor surveys, (to assist with calculating SANG capacity), and circular walk proposals and areas to remain for grazing (which need to be discounted from SANG capacity).

Surrey Wildlife Trust raises no objections subject to the provision of an appropriate suite of ecological surveys and current visitor level surveys (to assist with calculating SANG capacity). Although not formally requested, the advice would appear to suggest that these are provided prior to determination.

The **Environment Agency** raises no objections subject to the provision of an ecological survey (particularly for water voles), with any required mitigation measures, and a landscape management plan. The EA have also noted the flood alleviation scheme separately proposed for the site.

The **County Highway Authority** have commented that they “*have undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.*”

It is considered that in relation to the SWT comments, with the Council as landowner and local planning authority there is sufficient control over the land to not require surveys at this stage but require them at condition stage. In this respect the following condition is proposed:

3. No development shall take place until on-site ecological surveys, along with a strategy to consider any required mitigation, have been submitted to and approved in writing by the Local Planning Authority. The proposal shall be implemented in accordance with the mitigation strategy.

Reason: To ensure that the proposal does not have an adverse effect on on-site ecology and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Further neighbour notifications have been sent with an expiry date for comments on 4 August 2015.

CHANGE IN RECOMMENDATION: for the Executive Head of Regulatory Services to GRANT following the expiry of the neighbour notification period, subject to no substantive new objections being raised.

10 Page 103	151/0033 Unit 2 Trafalgar Way	GRANT
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UPDATE

No updates.

11 Page 119	15/0504 87 Park Road	GRANT
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UPDATE

It has been noted that the Recommendation is missing from the report and should read **Grant**.

**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

NOTES

Officers Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

How the Committee makes a decision:

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

The Committee cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:

A1. Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2. Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3. Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4. Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5. Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1. Business	Offices, research and development, light industry appropriate to a residential area.
B2. General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8. Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1. Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2. Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A. Secure Residential Institutions	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3. Dwelling houses	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
C4. Houses in Multiple Occupation	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1. Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
D2. Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
Sui Generis	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.