

2017/0317

Reg Date 19/04/2017

Parkside

LOCATION: CAMBERLEY HEATH GOLF CLUB, GOLF DRIVE,
CAMBERLEY, GU15 1JG

PROPOSAL: Erection of split-level 2/3 storey building comprising 12
apartments including rooms in roofspace following
demolition of bungalow including additional residential and
golf club parking, cycle store, bin store, entrance gates and
associated landscaping. (Additional plan recv'd 5/6/17).
(Additional Information recv'd 30/06/17 & 03/07/2017)
(Additional plans recv'd 27/7/17).

TYPE: Full Planning Application

APPLICANT: Mr Richard Barter
Millgate

OFFICER: Ross Cahalane

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning permission for the erection of a split-level 2/3 storey building comprising 12 apartments including rooms in roofspace following demolition of bungalow including additional residential and golf club parking, cycle store, bin store, entrance gates and associated landscaping.
- 1.2 The proposed apartment building would be partly located within previously developed land comprising an existing bungalow and gravelled parking area and partly located within a defined green space comprising a steep grassed area separate from the golf course grounds which has no specific function as a golf club facility. It is considered that the social benefits arising from the financial securement of the golf club to allow it to continue to develop as a community recreational facility would outweigh the harm arising from the proposed encroachment into a designated green space within the settlement area, along with the lack of affordable housing contribution.
- 1.3 No ecological objections are raised subject to the submission of a satisfactory Ecological Masterplan that as a minimum offsets the impact on the Site of Nature Conservation Importance (SNCI) through replacement lowland dry heath and lowland dry acid grassland. Subject to a number of other planning conditions, no objections are raised on highway, character, tree, flood risk, drainage or flood risk grounds and it is considered the proposal would not be harmful to residential amenity.

2.0 SITE DESCRIPTION

- 2.1 This application relates to part of the Camberley Heath Golf Club course, a designated green space within the settlement of Camberley, within an area with a “Wooded Hills” character as defined in the Western Urban Area Character Supplementary Planning Document 2012. The golf course, of about 48 hectares, is also a Site of Nature Conservation Importance (SNCI).
- 2.2 The application site is approx. 0.94ha and includes a groundsman’s bungalow to the north west of the golf course, the access point off Golf Drive and the golf club car park. The ground level increases significantly towards the clubhouse and parking area and then decreases noticeably to the
- 2.3 The surrounding area is residential in character, as Golf Drive leading to the golf club entrance consists of a private residential road containing a number of detached dwellings including the cul-de-sacs of Merrywood Park and Heathlands Drive.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/13/0100 Erection of four detached five bedroom two storey dwellinghouses with detached double garage block and associated access and installation of two water tanks, pumphouse and extensions to car park and extension to a machine store following the demolition of existing buildings and compound.

Decision: Granted – residential development implemented (Heathlands Drive) but not all the golf club car park extension has been implemented.

4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of a split-level 2/3 storey building comprising 12 apartments (10x2 bed and 2x3 bed) including rooms in roofspace following demolition of bungalow including additional residential and golf club parking, cycle store, bin store, entrance gates and associated landscaping.
- 4.2 The proposed apartment building would have a maximum side elevation depth of approx. 16.3m, maximum width of approx. 31.7m, front eaves height of approx. 6.4m (increasing to approx. 9.5m at the rear to accommodate the lower ground floor accommodation utilising the existing land level decline) and maximum front elevation height of approx. 10.5m (increasing to approx. 13.7m at the rear). The proposed design includes a crown roof form hipped at each side, external balconies and Juliet balconies, with the dormer windows containing a mixture of flat roofs and hipped pitched roofs. External elevations would be mainly red brick with some upper floor rendering. More traditional design features include a slate roof, front gable ends with bay windows, catslide roofs, large eaves overhangs and stone detailing.

- 4.3 A new vehicular access gate at the golf club entrance from Golf Drive is proposed with maximum height of approx. 2.1m, along with another access gate within the site to the proposed apartment building with maximum height of approx. 1.6m. The proposal also includes 24 parking spaces, cycle store and bin store for the apartments, which will be clearly defined and enclosed by new gates, railings and hedging.
- 4.4 A total of 33 existing parking spaces serving the golf club would be lost due to the development. However these will be replaced elsewhere in a number of locations within or immediately adjacent to the existing golf club parking areas, along with 8 additional parking spaces previously approved under planning permission ref 13/0100 but which have not yet been laid out.
- 4.5 A Planning Statement, Viability Appraisal Report, Ecological Report and Transport Statement have been submitted in support of the application. Relevant extracts from these documents will be relied upon in section 7 of this report. In addition, site plans outlining proposed works along Golf Drive have been submitted.

5.0 CONSULTATION RESPONSES

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| 5.1 | County Highways Authority | No objections raised on safety, capacity or policy grounds. Condition recommended. |
| 5.2 | Surrey Wildlife Trust | No objection, subject to compliance with actions and enhancements recommended within the submitted ecological details and provision of an Ecological Management Plan. |
| 5.3 | Natural England | No objection, subject to satisfactory mitigation against effects on Thames Basin Heaths SPA. |
| 5.4 | Surrey County Council Lead Local Flood Authority | No objection, subject to condition. |
| 5.5 | Council Arboricultural Officer | No objection, subject to conditions. |
| 5.6 | Council Viability Consultant | No objection to assumptions and methodology of the applicant's Viability Appraisal Report. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, letters of support from 165 properties and objections from 18 properties have been received. The letters of support include the following comments:
- Will eliminate debt and secure future of golf club

- Key local community asset for all age groups
- Loss of high-quality golf club will be to Camberley's detriment.

6.2 The objections raise the following concerns:

Principle of development

- Golf club has already been developed enough – permission for four houses recently built and increase in annual number of non-golf related social and business events
- Golf club is a business and if business model is not working alternatives should be explored
- Existing debt is actually manageable
- Financial problems could be used as an excuse again for more development

[See Sections 7.3 and 7.13.]

Character

- Object to gated development
- Will ruin setting of 18th hole

[See Section 7.4.]

Highway impact

- Extra traffic generation
- Disturbance caused from proposed gate in terms of waiting traffic, headlights, service vehicles and mechanical gate noise
- Loss of parking to golf club members
- Traffic calming measures on Golf Drive are needed
- Undertaking needed from golf club regarding how they intend to operate gates and maintain Golf Drive
- Damage to highway from construction vehicles as per the recent four home development
- Right of way should be changed to vehicles existing club give way to traffic from the right
- Exit traffic from golf club is already a traffic hazard and further use would be even more dangerous

[See Section 7.7]

Drainage/flood risk

- Proposed development should have its own waste service to avoid more overflowing of manhole covers

[See Section 7.9]

Other matters

- Some neighbours have not been informed

[Officer comment: All neighbours adjoining the application site have been consulted, in accordance with the statutory requirement.]

7.0 PLANNING CONSIDERATION

7.1 The application proposal is located within a designated green space in the settlement of Camberley. As such, Policies CP1, CP2, CP5, CP6, CP8, CP11, DM9, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the Western Urban Area Character Supplementary Planning Document (SPD) 2012, Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the Developer Contributions SPD 2011 are relevant. The National Planning Policy Framework (NPPF) is also a material consideration to the determination of this application.

7.2 The main issues to be considered are:

- Impact on the designated green space;
- Impact on character of the surrounding area;
- Impact on residential amenity;
- Impact on trees;
- Impact on access, parking and highway safety;
- Impact on biodiversity and the Site of Nature Conservation Interest;
- Impact on flood risk;
- Impact on infrastructure;
- Impact on the Thames Basin Heaths SPA;
- Affordable housing; and
- Other matters;

7.3 Impact on the designated green space

7.3.1 Policy DM15 of the CSDMP states that green spaces in settlement areas as identified on the Proposals Map will be protected by restricting development to appropriate informal recreation uses or recreation facilities that are of a scale commensurate with the size of the space. Policy DM15 also states that existing

formal recreational facilities will be protected unless it can be demonstrated that such facilities are to be co-located in dual use facilities, are to be provided within appropriate replacement facilities or are surplus to requirements and there is no demand for any other recreational purpose.

- 7.3.2 Paragraph 74 of the NPPF indicates that open space, sports and recreational building and land should not be built on unless it has been clearly demonstrated that the land is surplus to requirements or the loss would be replaced by equivalent or better provision or the development is for sports or recreational provision.
- 7.3.3 The proposed development would be located within a defined green space. However, some of the apartment building would be located on land currently containing a bungalow to be demolished, with the proposed front elevation covering existing car parking spaces to be replaced elsewhere within the existing parking areas. The proposal would therefore partially be contained within previously developed land (PDL), with the demolition of the bungalow further offsetting the encroachment into the green space to a degree. However, the proposal would still encroach into an undeveloped part of designated open green space, which is considered contrary to Policy DM15.
- 7.3.4 The Planning Statement (PS) advises that the main justification for treating the proposal as a special case in relation to Policy DM15 is an economic argument that the development will provide funds to secure the financial viability of the club. The evidence submitted in support of this argument comprises a Viability Appraisal Report (VAR) and accounts for the club's finances, information on income, debts and outstanding loans appended to the VAR.
- 7.3.5 The debt repayment statement (also appended to the VAR) provides further details and context. In 2010 the club debt stood at £4.2m and the subsequent grant of permission ref 13/0100 and implemented provided the first stage of debt repayment, with the accounts showing the sale of the land as an exceptional item between 2013 - 2014. The club has an existing debt of £1.53m (March 2017) and the golf club states that it is unable to clear these debts via normal revenues. The club has explored a range of alternative funding sources and income generation possibilities to resolve this debt issue but no realistic alternatives have been identified. It is stated that the only route left is for the club to dispose of another portion of this site for housing development which will clear the debt, remove the need for quarterly debt repayments and allow the club to generate monies to invest in the course and the clubhouse.
- 7.3.6 The VAR submitted also seeks to demonstrate that the development would allow the Club to clear a large proportion of its debt and that the proposal is for the minimum amount of development necessary in order to achieve the required purchase price to address the club's debt and to enable it to continue operating. This is assessed further in Section 7.11 below.
- 7.3.7 It is considered that the proposed development would greatly assist the long-term future of the golf club and its ability to re-invest to improve as a recreational facility, including encouraging children within the local community to develop interest in golf via an expanded Junior system.

It is therefore considered that there is a strong social argument to grant planning permission to support the long-term viability of the golf course and the retention of the community facility, as the NPPF and the CSDMP supports the protection of community and recreational facilities. This social benefit weighs in favour of the application.

- 7.3.8 The proposed loss of open green space in actual terms would mainly consist of a steeped bank area of somewhat overgrown grass separate from the 18th hole leading up to the main car park. It does not seem to have any particular use apart from its open amenity value and comprises a very small part of the wider golf club grounds. Movement from the 18th green to the clubhouse would remain entirely unaffected. The proposed building would also cover the entrance to and part of a gravelled car park area. The loss of car park spaces here will be offset with provision elsewhere within the car park complex. It is therefore considered that the loss of this land as a whole would not compromise the existing recreational and social facilities of the golf club. Additionally, no ecological objections are raised subject to the submission of an Ecological Masterplan, as outlined under Section 7.8 below.
- 7.3.9 It is therefore considered that the social benefits arising from the financial securement of the golf club to allow it to continue to develop as a community recreational facility would outweigh the harm arising from the proposed development of a small part of designated green space within the settlement area. The proposed development is considered to be acceptable in principle as it would not conflict with the overall aims of Policy DM15.

7.4 Impact on character of the surrounding area

- 7.4.1 Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. The National Planning Policy Framework seeks to secure high quality design, as well as taking account of the character of different areas.
- 7.4.2 Whilst the application site falls within a green space within a settlement area, it also falls within a “Wooded Hills” character area, as defined within the Western Urban Area Character Supplementary Planning Document (WUAC SPD) 2012. This area is defined as being:

characterised by hilly areas, large irregular plots, winding roads/lanes, heavy vegetation and a scattering of Victorian/Edwardian buildings, this area has a semi-rural residential character, despite its proximity [in part] to Camberley town centre.

- 7.4.3 The Planning Statement contends that the application site is different from the typical characteristics of large single family house plots found in the majority of the Character Area. Therefore, the scale and form of the development and in turn the housing mix has been dictated by the site characteristics. The Design and Access Statement advises that the proposed development has been designed to respond to the sloping topography and to reflect and respect the character and appearance of the surrounding area. It is also stated that the proposed design has taken influences from the existing clubhouse, neighbouring residential properties and key buildings in the local area, including some of the architectural features of the

adjacent buildings. It is considered that the proposed variation in ridge heights, mixture of red brick and upper floor rendering and use of front gable ends with bay windows, catslide roofs, large eaves overhangs and stone detailing add interest to the building to create a high-quality design.

- 7.4.4 The proposed front elevation (north) has a two storey appearance with rooms in the roofspace. The inspiration of the sloping ground would mean that the proposed building would sit approx. 4.8m below the highest part of the clubhouse when viewed along the golf club entrance approach, from the car park and from the 18th hole, with the proposal also significantly below the clubhouse's main ridgeline. The proposed building width would also be less than that of the clubhouse and with the separation distance of approx. 29m, it is considered that the proposed building would not form an overdominant or incongruous relationship with the clubhouse building.
- 7.4.5 The proposed rear (south) elevation shows the lower ground level exposed, resulting in this part of the building appearing as three storey, with rooms in the roof space. The central projecting element to the rear has a steep catslide roof covering two floors with terraces cut into it, which reduces its bulk somewhat. The proposed building would be sited to the northwest of the 18th green, as the 18th hole forms a dogleg away from the proposal site. Given this siting along with the appropriate high-quality design with reduced rear elevation bulk and height in relation to the main clubhouse, it is considered that the proposed building would not lead to adverse harm to the verdant and open setting of the golf course and surrounding area. It is however considered necessary to impose a planning condition requiring compliance with the spot site levels as shown on the proposed site layout, along with the proposed cross sections, to ensure that no further land changes are undertaken without additional planning permission.
- 7.4.6 It is accepted that the Guiding Principles of the WUAC SPD advise buildings to be principally of 2 storey level limited to 9 dwellings per hectare. However, given the proposed siting of the building between the existing car park and bungalow to be demolished, utilising the sloping site characteristics and retention of the surrounding TPO groups to reduce its height and presence, in this instance it is considered that a flatted development as designed would be an appropriate addition to the Wooded Hills character area. This is because the proposed building would support other Guiding Principles of the Wooded Hills character area as it would consist of a high quality design which would maintain extensive space around to retain a verdant character. The precise landscaping details could be secured by means of a planning condition.
- 7.4.7 It is also noted that the Guiding Principles of the Wooded Hills character area discourages gated schemes. However, the existing golf club entrance consists of metal rail gates and the proposed replacement gates are not considered to lead to additional impact upon the character of the surrounding area. The proposed gates serving the residential scheme would be modest in height and scale, would not be widely visibly from approaches to the golf club and are considered reasonable to delineate the residential apartment site from the golf club grounds.

7.4.8 In light of the above, it is considered that the proposed development as a whole would sufficiently respect its setting in relation to the golf club grounds and clubhouse and the verdant character of the Wooded Hills character area, complying with the aims of Policy DM9 of the CSDMP and the WUAC SPD.

7.5 Impact on residential amenity

7.5.1 Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 requires that the amenities of the occupiers of the neighbouring properties and uses are respected. The thrust of one of the core planning principles within the NPPF is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

7.5.2 The proposed apartment building side elevation would contain habitable windows but would be sited up to approx. 48m to the nearest rear garden boundary of No. 9 Merrywood Park, with substantial TPO trees to be retained in between. This relationship is considered sufficient to avoid adverse harm to amenity in terms of loss of light, outlook, privacy, overbearing impact or general noise and disturbance. Given the significant additional distance to the elevations and primary amenity areas of the other surrounding neighbours, it is considered that the proposal as a whole would not give rise to adverse harm to residential amenity.

7.5.3 Concern has been raised in respect of the disturbance arising from the proposed residential use of the replacement electronic access gates in terms of traffic and operational noise. The proposed gates would be sited approx. 16m from the nearest habitable elevation of Rowan Cottage. It is not envisaged that an adverse level of disturbance would arise from this activity given the separation distance to this neighbour and other surrounding properties the existing nature and level of use of the highway junction and golf club grounds.

7.5.4 Each apartment would be served either by direct access to grassed areas or external balconies/terraces, apart from two first floor apartments served by Juliet balconies only. A larger private communal terrace and grassed area further to the rear of the building will also be provided. It is considered that the proposed amenity areas would be sufficient for future occupiers of the proposed apartments. It is also considered that sufficient useable floorspace, outlook, natural light would be provided.

7.5.5 In light of all the above, it is considered that the proposal complies with the amenity requirements of Policy DM9 of the CSDMP.

7.6 Impact on trees

7.6.1 Policy DM9 (iv) of the CSDMP states that development will be acceptable if, inter alia, it would protect trees and other vegetation worthy of retention. The proposed apartment building is near to a Group Tree Preservation Order (TPO 7/88) but would not encroach into this woodland.

7.6.2 An arboricultural report including tree survey, impact assessment and tree protection plan has been provided and outlines that a total of 16 trees are to be removed to facilitate the development. However, 7 of these trees to be removed are already consented as part of the 13/0100 approved parking additions and none of the trees in total are of high quality or subject to TPO constraints. The report

outlines that none of the trees to be removed are scheduled under the TPO and the proposals would have no adverse effect on the mature Scots pine woodland that provides boundary screening adjacent to the proposed development. No-dig construction methods are proposed for the proposed car park works that encroach within the root protection areas of retained trees.

- 7.6.3 The proposed landscape plan outlines 13 replacement trees within the development site. The proposed new trees would more than compensate for the trees indicated to be removed and, importantly, would help provide a balance of tree age classes to ensure that in future years as the older retained trees die or need to be removed, there would already be established replacements. This would help secure long-term tree cover within the landscape of the local area.
- 7.6.4 The Council's Arboricultural Officer has been consulted and has raised no objection in principle to the proposed works, subject to adherence to the proposed tree protection and mitigation measures. The Arboricultural Officer has also recommended a planning condition requiring changes in the proposed landscaping plan tree specification that better reflect the existing native surroundings provision. On this basis, no objections are raised on tree impact grounds.

7.7 Impact on access, parking and highway safety

- 7.7.1 Policy DM11 (Traffic Management and Highway Safety) states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.7.2 A new vehicular access gate at the golf club entrance from Golf Drive is proposed with maximum height of approx. 2.1m, along with another access gate within the site to the proposed apartment building with maximum height of approx. 1.6m. The proposal also includes 24 parking spaces. 33 existing parking spaces serving the golf club would be lost due to the development. However these will be replaced elsewhere in a number of locations within or immediately adjacent to the existing golf club parking areas, with 8 additional parking spaces previously approved under planning permission ref 13/0100 but which have not yet been laid out.
- 7.7.3 The County Highway Authority (CHA) has been consulted and has no objections to make on safety, capacity or policy grounds, subject to a pre-occupation condition requiring a 20% provision of electric charging points for the proposed apartments. Concerns have been raised in representation in respect of additional traffic generation and the impact of the proposal on Golf Drive. The CHA has commented that Golf Drive is a private road and therefore not the responsibility of the Highway Authority, however the junction of Golf Drive and Portsmouth Road has been assessed and it is considered adequate to serve the proposed residential development. The increase in the level of trips is considered to be low and unlikely to significantly impact on the local highway network.
- 7.7.4 The applicant has provided site plans outlining proposed works along Golf Drive, including 'STOP' markings and convex mirror at the junction adjacent the proposed entrance gates, white lining along the Golf Drive kerb edge and '10mph max' speed signs adjacent existing speed humps. These can be secured by means of a planning condition.

7.7.5 It is therefore considered that subject to the above conditions, it is not envisaged that the proposed development would prejudice highway safety or cause inconvenience to other highway users, in compliance with Policy DM11 of the CSDMP.

7.8 Impact on biodiversity and the Site of Nature Conservation Interest

7.8.1 The proposal would result in the provision of built development on SNCI land. Surrey Wildlife Trust (SWT) raised no objection in terms of impact on legally protected species. Although the majority of the proposed development land is previously developed land, concern was raised regarding part of the proposed development site that extends into an area selected as Camberley Heath and Golf Course Site of Nature Conservation Importance (SNCI). Furthermore, research by the case officer revealed that the existing overflow gravel car park between the southwest corner of the clubhouse and proposed building has been built within the last several years, but is not covered under any planning permission, including 13/0100. Therefore, this development may be unauthorised and the majority of it is also in the SNCI land.

7.8.2 Following the submission of additional information and proposed mitigation measures (including replacement lowland heath and grassland) to address this recent development within the SNCI, SWT has now raised no objections to the proposal on biodiversity grounds, commenting that the mitigation measures proposed could add biodiversity value to the SNCI meaning that overall it would not be adversely affected by the proposed development. This is however subject to the submission of an Ecological Management Plan for the site, which could confirm the location, size and new habitat details of the proposed replacement lowland dry heath and lowland dry acid grassland to ensure that the replacement land is at least equal to and preferably larger than the SNCI land affected by the abovementioned car park and proposed development. This can be secured by means of a planning condition and on this basis, it is considered that the proposal would not adversely impact the SNCI land, thereby complying with Policy CP14 of the CSDMP.

7.9 Impact on flood risk

7.9.1 The application site is not located within Flood Zone 2 or 3 or within an area of surface water flood risk, according to Environment Agency data. However, in order for major planning applications such as this to comply with the Planning Practice Guidance, surface water drainage systems must be designed with sustainability in mind and therefore should consider Sustainable Drainage Systems (SuDS).

7.9.2 A proposed drainage layout has been provided with supporting technical data and the Design and Access Statement advises that to minimise the use of water, the proposal will incorporate water saving devices such as dual flush /low flush toilets and rainwater harvesting such as water butts and storage tanks. The development will also include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 120 litres a day.

The development will incorporate the requirements of SUDS hierarchy by disposing of as much storm water drainage on-site as possible through use of soakaways for surface water drainage and permeable surface driveways.

- 7.9.3 Surrey County Council as the Lead Local Flood Authority has raised no objection to the proposed drainage scheme, subject to a planning condition requiring a verification report carried out by a qualified drainage engineer submitted to and approved by the Local Planning Authority, to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme. On this basis no objections are raised on flood risk or drainage grounds, in compliance with Policy DM10 of the CSDMP.

7.10 Impact on infrastructure

- 7.10.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on 16 July 2014. As the CIL Charging Schedule came into effect on 01 December 2014, an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential developments involving one or more new dwellings through new build. As the proposal includes new Class C3 dwellings, the development would be CIL liable. However, CIL is a land charge that is only payable at commencement of works should full permission be granted. An advisory informative would be added accordingly.

7.11 Impact on the Thames Basin Heaths SPA

- 7.11.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development and that contributions in the longer term will be through the CIL Charging Schedule.
- 7.11.2 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the SHCS states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA and/or the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC).
- 7.11.3 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, a financial contribution towards SANG provided, which is now collected as part of CIL. There is currently sufficient SANG available.
- 7.11.4 In addition to the financial contribution towards the mitigation on likely effects of the proposed development on the TBH SPA in terms of SANG, Policy CP14B

requires that all new residential development contributes toward SAMM (Strategic Access Management and Monitoring) measures. As this is not included within CIL, a separate financial contribution towards SAMM is required. In this instance a payment of £5,523 would be needed. In order to comply with Policy CP14B and Policy NRM6 and the Thames Basin Heaths SPD, this would have to be paid by the applicant before full planning permission can be granted, if the scheme is considered acceptable regarding all other relevant planning merits. This is expected to be paid by the applicant in advance of the Committee. The lack of financial contribution towards SAMM would be contrary to Policy CP14B, Policy NRM6 and the Thames Basin Heaths SPD, forming a reason for refusal.

7.12 Affordable housing and housing mix

- 7.12.1 Policy CP5 of the CSDMP requires a 30% on-site provision of affordable housing for proposals of 10-14 net units. In seeking affordable housing provision the Borough Council will assess scheme viability, including assessing the overall mix of affordable unit size and tenure and other development scheme costs. A financial contribution in lieu of provision for affordable housing on developments of 5 or more units (net) will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site. The methodology for defining the required amount of affordable housing is set out in the Developer Contributions SPD 2011.
- 7.12.2 A viability appraisal report has been provided by the applicant, which outlines the Gross Development Value of the site and then subtracts the expected development costs and developer profit percentage to arrive at the Residual Land Value (RLV). The circumstances of this review are more unique as the golf club's historic debt forms the basis of the RLV rather conventional site characteristics. The club has an existing debt of £1.53 million and the purchase price is therefore necessary to clear this debt, together with associated corporation tax, fees and interest. In this regard, the RLV is estimated to be £21,223 less than the purchase price required to clear the golf club's debt and therefore the applicant argues that in order to achieve the necessary purchase price, the scheme cannot sustain any on site or off site affordable housing provision. This is because any such requirement would reduce the residual value below the figure necessary to enable the Club to sufficiently clear the debts and provide a stable base for an ongoing commercially viable operation.
- 7.12.3 The Council's Viability Consultant has formally reviewed this report and raised no objection to the assumptions and methodology used. Given the social benefits of the proposal arising from the securement of the golf club's finances to allow it to continue to develop as a community recreational facility (as outlined in Section 7.3 above), it is considered that it would not be reasonable to seek an affordable housing contribution based on the particular circumstances of the case in question.
- 7.12.4 Policy CP6 seeks to promote a range of housing types and tenures which reflect local demand and needs. Based on current supply, it is considered that the proposed housing mix consisting of ten two bed units and two three bed units would comply with Policy CP6.

7.13 Other matters

- 7.13.1 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. Whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

8.0 CONCLUSION

- 8.1 It is considered that the social benefits arising from the financial securement of the golf club to allow it to continue to develop as a community recreational facility would outweigh the harm arising from the proposed development of a small part of designated green space within the settlement area, along with the lack of affordable housing contribution. The proposed development is considered to be acceptable in principle as it would not conflict with the overall aims of the CSDMP.

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

- 9.1 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:
- 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 negotiated and accepted amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject the collection of SAMM liability and 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 proposed development shall be built in accordance with the following approved plans:

Proposed site layout (Drawing No. 16 - J001527 - 101); Proposed elevations (Drawing No. 16 - J001527 - 104); Proposed floor plans (Drawing Nos. 16 - J001527 - 102, and; 16 - J001527 - 103); Proposed site sections/streetscene (Drawing No. 16 - J001527 - 105) - all received on 31 March 2017, 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.

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 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.

4. Before first occupation of the development hereby approved all the bathroom windows in both side elevations 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.

5. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Impact Assessment prepared by TMC Arboricultural Consultants [RDD Grainger] and dated March 2017. No development shall commence until photographs of the continued tree protection measures have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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.

6.
 1. No development shall take place until a revision of the Landscaping Plan (Drawing No. TT-CGC-001 - received on 05 June 2017) outlining a specification of replacement planting that sufficiently reflects the existing native surroundings has been submitted to and approved in writing by the Local Planning Authority. The agreed 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 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 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. 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 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. No development shall take place until an Ecological Management Plan has been submitted to and agreed upon in writing by the Local Planning Authority. The proposed development shall be undertaken in accordance with the agreed Ecological Management Plan alongside the 'Conclusions and Recommendations' section of the Ecological Report undertaken by AAE Environmental Consultants dated 29 March 2017 and received on 31 March 2017, unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. The development hereby approved shall not be first occupied unless and 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) 20% of available parking spaces to be fitted with an EV charging point. (Current minimum requirement is for 'Mode 3 7 kw Type 2 Connector Fast Charge points') and thereafter the said approved facilities shall be provided, retained and maintained unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: The above condition is required in recognition of section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012 and to meet the requirements of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. The development hereby approved shall not be first occupied unless and until the proposed highway works along Golf Drive as shown on the site plans submitted on 27 July 2017 (Drawing Nos. GD 01; GD 02; GD 03 and; GD04) have been fully implemented unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: 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.

11. Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate

that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the drainage design meets the technical standards 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.

12. The land levels development hereby approved shall be undertaken in accordance with the spot levels and cross sections as demonstrated on the proposed site layout (Drawing No. 16 - J001527 - 101) and proposed site sections/streetscene (Drawing No. 16 - J001527 - 105), with no additional land level changes unless otherwise agreed in writing by the Local Planning Authority.

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.

Informative(s)

1. CIL Liable CIL1

In the event that collection of SAMM liability has not been secured by 28th July 2017, the Executive Head of Regulatory be authorised to REFUSE for the following reason:

- 1 In the absence of a payment or a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).