

TO: PLANNING & REGULATORY COMMITTEE**DATE:** 11 January 2017**BY:** PLANNING DEVELOPMENT TEAM MANAGER**DISTRICT(S)** WAVERLEY BOROUGH COUNCIL**ELECTORAL DIVISION(S):**
Waverley Eastern Villages
Mrs Young**PURPOSE:** FOR DECISION**GRID REF:** 503778 134145

TITLE: SURREY COUNTY COUNCIL PROPOSAL WA/2016/1793

SUMMARY REPORT

Lindon Farm, Rosemary Lane, Alfold, Surrey GU6 8EU

Construction of supported living accommodation for adults with autism and high support needs within Use Class C3(b) comprising; a block of 5 self-contained units with overnight staff accommodation, a 3 unit shared accommodation block with overnight staff accommodation, a 2 unit shared accommodation block, activity centre including ancillary office and staff facilities, car parking, exercise areas and associated landscaping, following demolition of existing dwelling, piggeries and open sided barn.

The application site is located to the immediate north of Alfold village covering an area of 2.27 hectares within the Countryside Beyond the Green Belt. The site currently comprises a two storey detached dwelling, two single storey disused piggeries and an open sided barn. The buildings are located within the northern part of the site. Access is via Rosemary Lane at the south west corner of the site. Alford Village Conservation Area is located to the south and east of the application site. To the east is Sandy Cottage and an open field fronting Loxwood Road. To the west of the site is Clover Cottage. There is an area of ancient woodland on the northern boundary of the site and beyond is farmland.

The proposal would provide accommodation for 10 residents who would be provided with 24 hour care. The units would be spread over three separate blocks; a block of 5 self-contained units with overnight staff accommodation, a 3 unit shared accommodation block with overnight staff accommodation and a 2 unit shared accommodation block. There would also be an activity centre with staff facilities. All the buildings would be located towards the north of the site as per the existing situation and would replace the current buildings on the site (two storey farm house, piggery building and open sided barn). The buildings would measure a combined floor area of 1205sqm with the floor area of the existing buildings measuring 838sqm. The accommodation blocks would measure a height of approximately 6.5m and the activity centre would measure approximately 8.7m. The proposed parking area would be located in the west of the site and the access would remain as existing, from Rosemary Lane. A total of 19 car and 2 disabled spaces are proposed. Staff numbers would vary between 9 and 15 to cover the shift patterns throughout the day and night.

In this case the main issues are the principle of the sustainability of development in this location; the loss of agricultural land; the impact upon the Countryside Beyond the Green Belt; whether the development is acceptable in terms of flood risk and drainage; whether the highways works, parking and traffic generated by the proposal are acceptable in terms of highway safety and impacts on the amenity of neighbours; whether there would be any other adverse impacts on residential amenity; whether the design of the development meets the required standard; the

risk of harm to archaeological resources. The ecological, landscaping and tree impacts will also be given full consideration as well as the impact on the setting of the Conservation Area,

Officers consider that the applicant has demonstrated that there is a need for supported living accommodation within Surrey and that the principle of the development in this location is accepted. The proposal would also not result in the loss of the most versatile agricultural land. The proposal would integrate within the surrounding area and the impact on the surrounding area has been reduced through the design and location of the buildings and the use of materials. The highways implications can be controlled by conditions and are not considered to prejudice highway safety. Officers consider that there would be no adverse impact upon the setting of the Conservation Area. The proposal would not cause adverse impacts in terms of loss of trees, ecology, landscaping or archaeology (subject to conditions).

Whilst the proposal is contrary to Development Plan Policy with regard to Countryside Beyond the Green Belt, the less restrictive controls of the NPPF and the emerging Draft Local Plan, in combination with the need for the facility, amount to material considerations which justify the grant of planning permission subject to the imposition of appropriate conditions.

The recommendation is PERMIT subject to conditions.

APPLICATION DETAILS

Applicant

SCC Property

Date application valid

8 September 2016

Period for Determination

8 December 2016

Amending Documents

Full Travel Statement dated September 2016

Great Crested Newt report

Email from Agent dated 07/12/16 regarding the choice of roof material

DWG No: 1091 1005 PL3, Proposed Context Site Plan dated 21/07/2016

DWG No: 1091 1006 PL3, Proposed Site Plan - ground floor dated 21/07/2016

DWG No: 1091 1007 PL3, Proposed Site Plan - roof dated 21/07/2016

DWG No: 1091 1009 PL3, GA Ground Floor Plan - Individual Flats dated 21/07/2016

DWG No: 1091 1012 PL3, GA Roof Plan - Individual Flats dated 21/07/2016

DWG No: 1091 2003 PL2, Proposed Elevations - Individual Flats dated 23/06/2016

DWG No: 1091 2006 PL2, Proposed Elevations - Individual Flats dated 21/07/2016

DWG No: 795_P_005 Rev B, Enabling Works Ancient Woodland Protection dated August 2016

DWG No: 795_P_006 Rev B, Tree Removals / Protection Construction dated August 2016

DWG No: 795_P_007, Open Barn Enabling Works Part Retention dated November 2016

DWG No: 795_P_010 Rev A, Landscape Proposals and Site Context dated August 2016

DWG No: 795_P_011 Rev A, Landscape Proposals dated August 2016

DWG No: 795_P_013 Rev B, Landscape Area 1 Hard Landscape dated August 2016

DWG No: 795_P_014 Rev A, Landscape Area 2 Hard Landscape dated August 2016

DWG No: 795_P_015 Rev B, Landscape Area 1 Planting dated August 2016

DWG No: 795_P_016 Rev A, Landscape Area 2 Planting dated August 2016

DWG No: 795_P_030 Rev A, Sections A-A, B-B, C-C dated August 2016

DWG No: 795_P_031 Rev A, Sections D-D, E-E, F-F dated August 2016

DWG No: 795_P_032 Rev A, Sections G-G, H-H, J-J dated August 2016

DWG No: 795_P_033 Rev A, Sections K-K, L-L, M-M dated August 2016

DWG No: 795_P_035 Rev A, Boundary Section PRPW FP410 + FP411 dated August 2016

DWG No: 795_P_056: Tree Planting Pits 1 dated December 2016
 DWG No: 795_P_057: Tree Planting Pits 2 dated December 2016
 DWG No: 795_P_058: Tree Planting Pits 3 dated December 2016
 DWG No: 795_4_067: 01 Apple Orchard dated December 2016
 DWG No: 795_4_068: 02 Pear Orchard dated December 2016
 DWG No: 795_4_069: 03 Apple and Plum Orchard dated December 2016
 DWG No: 795_P_090, T47 Activity Centre Section dated December 2016
 Ground Maintenance Schedule, November 2016

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of the Development	Yes	23-29
Loss of Agricultural Land	Yes	30-34
Housing Type	Yes	35-39
Countryside Beyond the Green Belt	Approved Plan No Draft Plan Yes	40-52
Design and Visual Amenity	Yes	54-58
Impact on Residential Amenity	Yes	59-66
Highways, Transportation and Rights of Way	Yes	67-76
Ecology	Yes	77-87
Impact on trees and landscaping	Yes	88-103
Impact on the Setting of the Conservation Area	Yes	104-114
Flood Risk and SuDs	Yes	115-120
Archaeology	Yes	121-124
Sustainable Construction	Yes	125-130

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial

Site Photographs

- Figure 1: Entrance to Lindon Farm facing north
- Figure 2: Entrance to Lindon farm facing north
- Figure 3: Entrance to Lindon farm facing south onto Rosemary Lane
- Figure 4: Existing farm house facing north east, with the public footpath to the south
- Figure 5: View of existing piggeries and house facing north east
- Figure 6: View of southern boundary facing south, showing footpath on the boundary
- Figure 7: View of piggeries facing north east

- Figure 8: View of eastern part of the site
 Figure 9: View of Ancient Woodland facing north
 Figure 10: View of open sided barn facing north east
 Figure 11: View of piggeries facing south west
 Figure 12: View of house facing south east
 Figure 13: View of site facing north east
 Figure 14: View of site facing west
 Figure 15: View of piggeries and ancient woodland facing west
 Figure 16: View of Lindon Farm from Loxwood Road (B2133) facing west
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BACKGROUND

Site Description

1. The application site is located to the immediate north of Alfold village covering an area of 2.27 hectares. The site currently comprises a two storey detached dwelling, two single storey disused piggeries and an open sided barn. The buildings are located within the northern part of the site and a meadow / grassed area occupies the rest of the site which separates the buildings from the dwellings on the edge of the village. Access is via Rosemary Lane at the south west corner of the site. Alford Village Conservation Area is located to the south and east of the application site. On the southern and western boundaries there is an existing public right of way running from Loxwood Road, adjacent to Alfold Chapel, through to the entrance at Rosemary Lane and Rectory Cottage, continuing along the western boundary towards the north of the site. To the east is Sandy Cottage and an open field fronting Loxwood Road. To the west of the site is Clover Cottage. There is an area of ancient woodland on the northern boundary of the site and beyond is farmland. The site is relatively flat with a very slight slope towards the south western corner.

Planning History

2. Surrey County Council have not determined any applications on this site previously, however the following list relates to the applications that Waverley Borough Council have dealt with:

WA/2014/2184 Certificate of Lawfulness under Section 192 for the erection of side and rear extensions, erection of an outbuilding and rearrangement of access and parking areas. Certificate of Lawfulness Granted 9/01/2015

PRA/2014/0009 Prior notification for change of use of agricultural buildings to a dwelling with garage and associated works. Prior approval not required 3/12/2014

PRA/2014/0008 Prior notification for change of use of agricultural buildings to a dwelling with garage and associated works. Prior approval not required 3/12/2014

WA/2005/1827 Use of dwelling without complying with agricultural occupancy condition (condition 2 of HM/R 19748). Full permission 19/12/2005

WA/2000/0668 Outline application for the erection of fifteen dwellings. Withdrawn 24/11/2000

WA/1996/1226 Alteration to former piggery buildings to form two new dwellings (as amplified by letter dated 29/10/96). Refused 16/12/1996 Appeal dismissed 03/10/1997

WA/1995/0269 Construction of a private drive and access from Loxwood Road to serve existing dwelling. Refused 18/04/1995 Appeal dismissed 31/10/18995

WA/1994/1473 Construction of new access onto Loxwood Road (as amended by letter and plans received 12/12/1994). Refused 16/12/1994 Appeal dismissed 31/10/1995

WA/1991/0439 Change of use of agricultural building to office. Refused 26/07/1991

WA/1991/0423 Conversion of agricultural buildings to form two dwellings. Appeal dismissed 19/11/1991

WA/1990/0590 Erection of two pig fattening units (as amplified by plans received 20/06/90 and letter and plans received 25/06/90, 10/07/90 and 24/08/90) Refused 10/07/1991 Appeal dismissed 10/07/1991

WA/1977/0387 Erection of general purpose agricultural building Full Permission 14/06/1977

THE PROPOSAL

3. The proposal is for the construction of supported living accommodation for adults with autism and high support needs. The accommodation would be for 10 residents who would be provided with 24 hour care. The units would be spread over three separate blocks; a block of 5 self-contained units with overnight staff accommodation, a 3 unit shared accommodation block with overnight staff accommodation and a 2 unit shared accommodation block. There would also be an activity centre with staff facilities. All the buildings would be located towards the north of the site as per the existing situation and would replace the current buildings on the site (two storey farm house, piggery building and open sided barn), with the open meadow in the southern part of the site retained as amenity space. The buildings would be predominately single storey with pitched roofs with the activity centre two storey in scale. The buildings would measure a combined floor area of 1205sqm with the floor area of the existing buildings measuring 838sqm. The accommodation blocks would measure a height of approximately 6.5m and the activity centre would measure approximately 8.7m.
4. The materials would be different for the individual blocks; the shared accommodation blocks would be sandstone with a black zinc roof, the individual flats would be local red / brown brick with areas of black stained timber cladding and a black zinc roof and the activity centre would be clad with black timber boarding with the black zinc roof.
5. The proposed parking area would be located to the west of the site and the access would remain as existing, from Rosemary Lane. A total of 19 car and 2 disabled spaces are proposed. Staff numbers would vary between 9 and 15 to cover the shift patterns throughout the day and night.

CONSULTATIONS AND PUBLICITY

District Council

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| 6. Waverley Borough Council | Generally supportive of meeting the specific needs that the application would address, concern is expressed at the relatively unsuitable location of the proposed development at the edge of Alfold, its adverse impact on the countryside location and the less than significant harm which would result to the setting of the conservation area. |
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Consultees (Statutory and Non-Statutory)

7. Arboriculturalist	No objection subject to conditions
8. Ecologist	No objection subject to conditions
9. Landscape Architect	No objection subject to conditions
10. Rights of Way	No objection subject to conditions
11. SuDs Consenting Team	No objection subject to conditions
12. Thames Water	No comments received
13. Southern Water	No objection subject to condition / informative
14. The Environment Agency South East	No comment
15. Transportation Development Planning	No objection subject to conditions
16. Historic Buildings Officer	No objection
17. Archaeological Officer	No objection subject to conditions

Parish/Town Council and Amenity Groups

18. Alfold Parish Council	Generally in support but have grave concerns regarding vehicle access to the site both during construction and thereafter in connection with the running of the unit therefore would want enforceable conditions in regard to construction work to start at 08.00 on Saturday and cease at midday, a limit on the number of traffic movements after the completion of construction to accord with the applicant's traffic Statement. A limit on lorry movements during construction and arrangement of lorry movements properly managed so that there would be a limit of large lorries in Rosemary Lane so that they would not meet on this road. Require that at the end of construction the road surface would be put in a good condition and the surface maintained during the construction period as required. Request that surface water disposal provisions are sufficient. Suggest forming a liaison group.
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Summary of publicity undertaken and key issues raised by public

19. The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 35 owner / occupiers of neighbouring properties were directly notified by letter. To date 15 letters of representation have been received, 13 letters of support and 2 letters raising concerns:

Support

- Fully support this application which meets a pressing social need for specialised accommodation for autistic adults

- Will enhance the local community
- Use of land is sympathetic and respectful of the character of the area
- Access arrangements should not be disruptive
- Ensure good stewardship of the Lindon Farm plot for many years
- Plans are well thought out and the environmental factors have been considered and accommodated
- Very important facility as there is currently no provision in Surrey for Surrey residents with autism and complex needs
- Important to keep the individuals near to their families and not spread across the Country
- People with autism need a great deal of indoor and outdoor space and this site is 6 acres, safe and enclosed offering all the space they require
- Ideal location as it is a small village, it will encourage the residents to be part of a community but Guildford, Cranleigh and Godalming are not far
- Suitable in scale and location
- Should not be intrusive to the local residents either visually or in any other way
- In keeping with surroundings
- Excellent use of disused farm
- The old piggeries are in a derelict state
- May generate employment in the area
- Attention to detail in regard to landscaping is exceptional

Object

- No issues with the building development but greatly concerned about the access to the site via Rosemary Lane which is a single narrow road with residential properties very close to the road, with a blind bend and no passing places until you reach Lindon farm.
- The road is already a problem area, drivers misjudge the bend are faced with oncoming traffic and have to back up fair distances
- Site traffic will cause problems with delivery as well as traffic as a result of the development
- Understand there will be a 15-20% uplift in traffic volume for Rosemary Lane
- There is no footpath on Rosemary Lane
- Any damage caused to resident's properties including hedges, fences, walls and driveways should be monitored and repaired
- Unacceptable to commence work at 06.00 on a Saturday morning
- Use of temporary lighting during construction should be sympathetic to current lighting levels
- During rain the top end of Rosemary Lane becomes a river due to the runoff from Lindon Farm therefore works to surface water runoff should be conducted prior to any improvement to the footpath

PLANNING CONSIDERATIONS

Introduction

20. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
21. In this case the statutory development plan for consideration of the application consists of the Waverley Borough Local Plan 2002. Waverley Borough Council is in the process of replacing the adopted 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Non-Strategic Policies and Site Allocations) will follow the adoption of Part 1. On 19th July 2016, the Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town

and Country Planning (Local Planning) (England) Regulations 2012. The consultation period commenced in August. In accordance with paragraph 216 of the NPPF, weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it. It is considered that significant weight can be given to the Pre-submission Plan following its publication on Friday 19 August, given its history of preparation thus far, the iterations of it and the extent of consultation and consideration on it to date.

22. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: the principle of the development in this location and the impacts on the loss of agricultural land, the impact upon the Countryside Beyond the Green Belt, design and visual amenity considerations, impact on residential amenity, highways, transportation and rights of way considerations, impact on the setting of the conservation area, ecology, impact on ancient woodland, trees and landscaping, flood risk and SuDs, sustainable construction and archaeology.

PRINCIPLE OF THE DEVELOPMENT

Waverley Borough Local Plan 2002

Policy H7 – Special Needs Housing

Draft Local Plan Part 1: Strategic Policies and Sites 2016

Policy RE1 – Countryside Beyond the Green Belt

Policy SP1 – Presumption in Favour of Sustainable Development

Policy SP2 – Spatial Strategy

Policy ALH1 – The Amount and Location of Housing

Policy AHN3 – Housing Types and Size

23. The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised. In order to achieve this Policy C2 of the Local Plan provides that building in the countryside, away from existing settlements will be strictly controlled.
24. Policy RE1 of the Draft Local Plan Part 1 provides the intrinsic beauty of the countryside (Countryside beyond the Green Belt) will be recognised and safeguarded in accordance with the NPPF.
25. The latest housing land supply figures confirm that Waverley Borough Council can meet its objectively assessed housing need. Policy C2 of the Local Plan therefore now carries substantial weight; however, it should be noted that this is not full weight as Policy C2 does refer to protection for 'its own sake', whereas the NPPF places emphasis on protecting the intrinsic character and beauty of the Countryside.
26. Paragraph 5 of Policy SP2 Draft Local Plan Part 1 states that the spatial strategy of the Borough Council will be to allow modest growth in villages such as Alfold to meet local needs. Policy ALH1 of the Draft Local Plan Part 1 provides that Alfold is required to provide 100 residential units over the plan period. Policy H7 of the Local Plan 2002 states that the provision of supported housing for those with special needs will be encouraged, subject to the detailed assessment against other Plan policies.
27. Policy AHN3 of the Draft Local Plan Part 1 states that the Council will support the provision of new housing and related accommodation to meet the needs of specific groups that have been identified in the Strategic Housing Market Assessment (SHMA). Currently, this indicates specific needs for *inter alia*, people with disabilities.
28. The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of

poorer quality land in preference to that of a higher quality. Policy SP1 of the Draft Local Plan Part 1 states that the Council will apply a presumption in favour of sustainable development.

29. Subject to the detailed assessment of other relevant development plan policies, in particular policy C2 of the Local Plan and Policy RE1 of the Draft Local Plan Part 1, in principle, the delivery of special needs housing in close of proximity to Alfold Village Centre can be considered acceptable.

LOSS OF AGRICULTURAL LAND
Waverley Borough Local Plan 2002
 Policy RD9 – Agricultural Land

30. Policy RD9 of the Local Plan provides that developments will not be permitted which would result in the loss or alienation of the best and most versatile agricultural land unless it can be demonstrated to the satisfaction of the Local Planning Authority that there is a strong case for development on a particular site which overrides the need to protect such land.
31. The National Planning Policy Framework provides that Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
32. Natural England's Agricultural Land Classification map London and the South East (ALC007) classifies the site as being Grade 3 good to moderate, Grade 1 and 2 being of superior quality. As such, Officers conclude that the land is not of the best quality.
33. Moreover, the site is not a working farm and currently comprises a residential dwelling, two unused and fenced off piggeries and an open sided barn. Since changes to Permitted Development rights, there is now extant permission for the conversion of the existing piggeries to two residential properties with their own curtilages and whilst not implemented provide a material consideration of significant weight. Approximately half of the site is used as a meadow and is not used for any form of agricultural production. The meadow would be retained in its existing use as amenity land ancillary to the recreational use of the proposed development.
34. Officers consider that the proposal would not result in the loss or alienation of the best and most versatile agricultural land owing to the current use of the site, the poor quality of the soils, and the extant permission of the change of use of the piggeries to residential (if implemented). Officers conclude that the proposed development would be in accordance with the development plan with regards to the loss of agricultural land.

HOUSING TYPE
Waverley Borough Local Plan 2002
 Policy H7 – Special Needs Housing
Draft Local Plan Part 1: Strategic Policies and Sites 2016
 Policy AHN3 – Housing Types and Sizes

35. Local Plan Policy H7 states that proposals for the provision of supported housing for those with special needs will be encouraged, subject to other Plan policies. Policy AHN3 of the Draft Local Plan Part 1 directs that, amongst other things, the Council will support the provision of new housing and related accommodation to meet the needs of specific groups that have been identified in the SHMA. Currently, this indicates specific needs for, older people (aged 65 and over), families with children, and people with disabilities.

36. Paragraph 50 of the NPPF provides that planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).
37. The background text to Policy AHN3 of the Draft Local Plan Part 1 highlights that approximately 20.7% of the households in the West Surrey housing market area contain someone with a long term health problem or disability (LTHPD), with Waverley being slightly higher at 21.3% although this is still lower than the regional and national figures.
38. The applicant has put forward the need for this type of accommodation within Surrey as follows:

Surrey County Council's Special Educational Needs and Disabilities (SEND) needs analysis shows a steep increase in the numbers of children with autism and the most complex needs. This analysis projects that the numbers will more than triple from 191 to 660 between 2013 and 2033, and these young people are expected to transfer to adult services once they reach 18. This increase reflects national trends and is due to increasing prevalence and better diagnosis. Adult Social Care supports approximately 3,200 people with a learning disability and/or autism (18-64 years).

In recent years the government's agenda has been to reduce the number of placements of young people in institutional settings, living away from their families and support networks. The government's Transforming Care programme sets the expectation that young people will stay close to their families throughout their lives and that support is provided locally. Lindon Farm will be part of the implementation of Surrey's Transforming Care plan. There is a shortage of accessible accommodation with care and support for young adults with autism and behaviour support needs in Surrey.

Despite the development of successful in-county specialist services, individuals with a particular profile of needs have continued to be hard to accommodate, and each year young people are placed out of county. This is largely because of the difficulty of finding accommodation with large indoor and outdoor space, in locations close enough to amenities and a support provider with the appropriate skills and experience.

There are currently 41 young people in transition to adulthood in Surrey who will need this type of accommodation with care and support within the next two to five years. At the moment there are very limited options within Surrey so many of those young people will remain in out of county placements.

39. Officers accept that the provision of special needs housing in the manner proposed would meet a current need identified at both a County wide level and more locally within the Waverley Borough. As such Officers conclude that, the proposed development would be in accordance with policies in both the Local Plan 2002 and the Draft Local Plan Part 1, along with national policies contained within the NPPF in this regard.

COUNTRYSIDE BEYOND THE GREEN BELT

Waverley Borough Local Plan 2002

Policy C2 – Countryside Beyond the Green Belt

Policy SP2 - Spatial Strategy

Draft Local Plan Part 1: Strategic Policies and Sites 2016

Policy RE1 – Countryside Beyond the Green Belt

40. Policy C2 of the Local Plan 2002 states that the Countryside beyond the Green Belt defined on the Proposals Map and outside rural settlements identified in the Local Plan, will be protected for its own sake and building in the open countryside away from existing settlements will be strictly controlled. However, this policy is in conflict with the NPPF in

as much as the NPPF allows for a less openly restrictive approach to development in the countryside. Paragraph 17 of the NPPF provides that as a core principle in decision taking the local planning authority should recognise the intrinsic character and beauty of the countryside whilst supporting thriving rural communities within it. Accordingly, the level of protection afforded to Countryside Beyond the Green Belt has been qualified in the Draft Local Plan Part 1, Policy RE1 and simply reflects the provisions of the NPPF.

41. Paragraph 54 of the NPPF states that in rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. Paragraph 55 of the NPPF directs that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Paragraph 55 continues by stating that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances
42. Paragraph 69 of the NPPF 2012 states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.
43. Paragraph 70 of the NPPF 2012 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; sustainability of communities and residential environments;
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
44. Policy SP2 of the Draft Local Plan Part 1 provides that the spatial strategy of the Borough Council will be to allow modest growth in villages such as Alfold to meet local needs. Policy ALH1 of the Draft Local Plan Part 1 provides that Alfold is required to provide 100 residential units over the plan period.
45. The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The application site is located on the edge of the village boundary to the north of the village centre, approximately a 5 minute walk from the application site. The site is accessed off Rosemary Lane. There is extensive planning history on this site where previous applications for residential use have been refused. However, since changes to Permitted Development rights, there is now extant permission for the conversion of the existing piggeries to two residential properties with their own curtilages.

What is the impact of the development on the intrinsic character and beauty of the countryside?

46. Whilst the proposed building would be larger than those they are replacing, they are contained within the envelope of the existing buildings to the north of the site whilst retaining the open meadow to the south. The proposal is of a higher design quality than the buildings being replaced and arguably would integrate better into the landscape.

Sustainable Location?

47. Alfold is described in the Draft Local Plan Part 1 as a medium size village. The village is well located in terms of access to local employment in and around the village centre and further afield at Dunsfold Park. Alfold contains a village shop and a petrol station. The application site is also in reasonably close proximity to the neighbouring villages of Cranleigh and Rudgwick (Sussex). The applicant has demonstrated that there are over 40 mainstream activities within a 30-minute drive in which tenants can engage. For example, Cranleigh Leisure Centre, Southwater Country Park, Craggy Island Climbing Centre, Winkworth Arboretum, Wildwood Golf Club, local garden centres etc.
48. Waverley Borough Council advise that whilst the Council would be generally supportive of the need to provide supported accommodation such as that provided by this application, concern is expressed at the proposed location at the edge of a small village settlement, which is relatively unsustainable in terms of its location and the services and facilities that it can offer and is heavily car reliant. Whilst the village has a village shop, it is considered that the proposed dwellings would be isolated in that they would not be in close proximity to facilities required for sustainable living and therefore the proposal does not meet any of the sustainability criteria listed in paragraph 55 of the NPPF. Essentially, the proposed residents and potential employees would be likely to be reliant on the private car to access the services and facilities required to facilitate social interaction and create healthy, inclusive communities.
49. Officers do not agree with this view as set out in paragraph 47 above. However if the above view of Waverley Borough Council was endorsed and it was concluded that the site was isolated in terms of the NPPF, the overriding need for accommodation, as set out in paragraph 38 above, provides the special circumstances necessary to outweigh any harm which may manifest as a result of being isolated and therefore car reliant. The needs statement at para 38 draws attention to the needs of this client group for extensive indoor and outdoor space which is not achievable in urban locations. In any event, given the facilities and services available in and around Alfold, albeit limited, goes some way to minimise the harm.

Conclusion

50. Officers conclude that whilst there may be limited facilities within the village of Alfold, development at the application site could support services in a village nearby and this would be in accordance with paragraph 55 of the NPPF. This position is strengthened with the publication of the Draft Local Plan Part 1 which envisages approximately 100 units to be delivered in and around the Village of Alfold and also the recent Waverley Borough Council decision to approve outline permission for the development for 55 dwellings at Sweeters Copse Ref WA/2015/2261.
51. Whilst the future occupants of the proposed development would be reliant on the private motor vehicle to meet their everyday needs, in terms of access to services and facilities, officers consider that the scale of the proposed development would not be excessive given that the proposal would be for ten residents. As such, Officers conclude that the principle of development in this location would be in accordance with the development plan.
52. Officers note that there is a potential conflict with Policy C2 of the Waverley Borough Local Plan 2002, however the NPPF as reflected by the Draft Local Plan Part 1 is a significant material consideration to be weighed in the balance. The applicant has demonstrated that there is a need for accommodation of this nature in a location such as Lindon Farm and officers consider that the need for the development outweighs the policy conflict in this instance such that an exception to policy can be made. The NPPF and Draft Local Plan states that developments should recognise the intrinsic character

and beauty of the countryside rather than being protected for its own sake and officers therefore consider that the proposal would not conflict with national and emerging local policy in this regard.

DESIGN AND VISUAL AMENITY

Waverley Borough Local Plan 2002

Policy D1 – Environmental Implications of Development

Policy D4 – Design and Layout

53. Local Plan Policy D1 resists development which is materially detrimental to the environment by reference to criteria which include harm to visual character and distinctiveness of a locality in respect of design and scale of development and relationship to its surroundings. Local Plan Policy D4 aims to ensure development is of a high quality of design integrating well with the site and surroundings. The development also needs to be appropriate in terms of scale and appearance, be of a design and in materials which will make a positive contribution to the appearance of the area and which will not significantly harm the amenities of neighbouring properties.
54. The proposal would comprise of:
- i) A block of 5 self contained flats, each providing a kitchen, lounge, bathroom and bedroom, together with overnight accommodation for one member of staff and a plant room. The building would be 52.2m in length, with a width of 13.2m and a height of 6.9m. It would be constructed with a standing seam zinc roof, with brick and timber clad elevations.
 - ii) A block containing a shared flat, providing 3 bedrooms and en-suites, three private lounges, a shared lounge, dining area and a kitchen. Overnight provision for one member of staff is also provided. The building would be 28.7m x 10m with a ridge height of 6.6m. The building would be constructed with a standing seam zinc roof and Horsham sandstone elevation.
 - iii) A block containing a shared flat, providing 2 bedrooms and en-suite, a quiet lounge, a shared lounge and a dining room and kitchen. A water and electric plant is also proposed within the building. The proposed building would be 18.7m x 10m with a ridge height of 6.6m. The building would be constructed with a standing seam zinc roof and Horsham sandstone elevation.
 - iv) An activity block would provide an activity room, sensory room, therapy room, kitchen store, office facilities and staff kitchen and breakout areas. The proposal also provides for a covered external area. The building would be 29.5m x 17.7m and would have a ridge height of 8.7m. The building would be constructed with a standing seam zinc roof with horizontal timber cladding stained ebony black.
55. The design and layout of the proposal has evolved and a number of options were considered in terms of a courtyard layout, a linear configuration and also a dispersed arrangement. The final design of a dispersed layout was decided upon by the applicant as it was considered to meet the needs of the proposed residents whilst reducing the impact on the existing landscape by virtue of its scale and location. It was also proposed to locate the buildings in a similar location to the existing buildings and therefore create a self imposed building line through the centre of the site to keep the southern part of the site free from buildings.
56. Each block is proposed to be designed differently with the use of a variety of materials on the elevations which are to be locally sourced. The same roof material is proposed which will provide consistency. The roof material was chosen to tie all the buildings in together whilst maintaining the farmstead character. The buildings will be single storey with the exception of the activity centre which will be two storey in scale.

57. The proposed buildings have been carefully designed to integrate within the surroundings drawing upon local materials to provide cohesion within the locality. The scale of the buildings has been limited to predominantly single storey to limit the impact on the existing site and the surrounding area. The existing two storey house on the site is of no architectural merit and is prominent when viewed from Loxwood Road. The proposed development would be a more subordinate scale with materials that would be more sympathetic to the rural setting and surroundings. The flats have been designed to fully accommodate the needs of the residents and provide enough space to meet their specific requirements. The deliberate retention of the open field to the south of the buildings would also help to maintain the open rural feel of the site as well as provide a large open space for the residents to utilise.
58. Officers consider that the proposal is of a high quality design which has been carefully considered and developed. Officers consider that the proposal would integrate well within the existing site and the surroundings, including when viewed from the street scene and as such would accord with development plan policy in this regard.

IMPACT ON RESIDENTIAL AMENITY

Waverley Borough Local Plan 2002

Policy D1 – Environmental Implications of Development

Policy D4 – Design and Layout

59. The criteria applicable to all development in Local Plan Policies D1 and D4 include a presumption against loss of general residential amenity including loss of natural light, privacy and disturbance through noise light or vibration. The specific criteria in Policies CF2 for development of Community Facilities and CF3 for development of Educational Facilities both require that there are no adverse effects on residential amenity resulting from noise, overlooking or traffic congestion.
60. There are residential properties to the south, east and west of the application site. To the east is Sandy Court. The rear boundary of this property would be located approximately 20m from the five unit block (at its nearest point). The boundary separating the development from this property consists of thick screening in the form of tree, hedging and vegetation therefore views of the development would be limited from this property causing no overbearance, loss of light or loss of privacy.
61. To the south of the site there are a number of properties which back onto the footpath which runs along the southern boundary of the application site. At the nearest point there would be a separation distance of over 60m from the proposed new built form and the rear boundaries of these properties. There is considerable screening to the rear of these properties in the form of trees, vegetation and fencing which protect the privacy of these properties from the public footpath and it is also proposed to plant a new hedge adjacent to the southern boundary. Given the above there would be no loss of light, loss of privacy or overbearance.
62. There would be an intensification of use at this site given that it is currently occupied by one residential property. The proposal for ten individual supported living flats would undoubtedly intensify the use. However the majority of the activity on the site would take place within the northern part of the site where the buildings and private gardens would be located with a proposed hedge, fencing and tree planting which would provide a distinct separation between the built form and the field. The field will be used for amenity purposes however given that each flat has its own private garden as well as the horticultural area to the north of the site, it is anticipated that the focus of activity will be to the north of the site. The distance of over 60m combined with the good screening and location of the buildings would ensure that the proposal would not cause undue disturbance to the properties to the south of the site.

63. The curtilage of 'Larkspur' is located at the end of this row of properties and immediately adjacent to the entrance of Lindon Farm. However, given that this property is well screened on the boundaries and set away from the entrance to the Lindon Farm site, officers consider that the proposal would not cause undue disturbance from traffic movements or the residents.
64. To the west of the site is 'Clover Cottage'. The boundary of this property runs along the western boundary of the application site with the dwelling located a further 70m away and they also have an access through Lindon Farm towards the north west corner of the site, however the main access to this property is via Rosemary Lane. The boundary separating this property from the application site is relatively open with a picket fence and vegetation scattered throughout. It is proposed to plant a new hedge along the majority of this boundary to improve the screening. The good separation distances combined with the proposed improved screening would ensure that the proposal would not result in an adverse impact upon these residential properties.
65. In terms of the impact on residents as a result of construction activities, this will be for a limited period and will be controlled by condition to ensure that construction work will be restricted to 07.30 – 18.30 Monday to Friday and 08.00 – 13.30 Saturday and at no point on Sundays, public / bank or national holidays
66. Given the above, officers consider that the proposal would not result in an adverse impact upon residential amenity and would accord with development plan policy in this regard.

HIGHWAYS, TRANSPORTATION AND RIGHTS OF WAY CONSIDERATIONS

Waverley Borough Local Plan 2002

Policy D1 – Environmental Implications of Development

Policy M1 - The Location of Development

Policy M2 – Movement Implications of Development

Policy M14 – Car Parking Standards

67. The criteria contained in Local Plan Policy D1 include one of resisting development which generates levels of traffic that are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance.
68. Policy M1: The Location of Development, the Council will seek to ensure that development is located so as to reduce the need to travel, especially by private car, and to encourage a higher proportion of travel by walking, cycling and public transport. In particular, the Council will seek to: (a) locate major trip generating developments in locations in Farnham, Godalming, Haslemere and Cranleigh which are highly accessible by public transport, cycling and walking; and (b) resist major trip generating developments in peripheral or rural locations where access would be predominantly by private car and where accessibility by other modes is poor.
69. Local Plan Policy M2 requires that all development proposals provide safe access for pedestrians and road users designed to a standard appropriate for the highway network and level of traffic likely to be generated. It requires major trip generating development to be supported by a transport assessment and in some circumstances by a Travel Plan. Policy M14 states that the level of car parking provision appropriate for individual development proposals will be assessed according to the location and type of development
70. The proposal is for a facility to meet an acknowledged need to provide supported living for up to 10 adults with autism at Lindon Farm. Rosemary Lane is a very lightly trafficked rural lane with a weekday total traffic of around 380 vehicles and an am and pm peak of 31 and 32 respectively. Rosemary Lane is narrow in places and the speeds are around 20mph both east and west bound. The width of the carriageway is such that only single

file traffic is possible in places. There is evidence of verge over-running which indicates the shortcomings of the lane. Lindon Farm is located on the edge of Alfold village which has limited amenities and limited accessibility by non-car modes. Given the nature of their conditions, it is unlikely that the residents will travel independently but it is anticipated that staff will be largely car dependent.

71. The farm is not currently in agricultural use. It has been calculated that when it was fully operational however, it would have generated around 20 movements per day, with 3 in the am peak and 2 in the pm peak. It has been calculated that the proposed use could generate up to 54 staff movements, 20 residents' movements and 2 deliveries/visitors movements per day. This would result in 76 movements per day - an increase of 56 movements over and above the permitted agricultural use. None of these movements would be during the network peaks however, with the peak movements for the development being between 11.00 and 12.00, with 12 movements. The development will be staffed 24 hours and the staff will work shifts - the peak movements are likely to be at staff changeover. In absolute terms however, the traffic generation of the proposal is low - a total of 38 vehicles per day, spread out throughout the day. Despite the nature and constraints of Rosemary Lane, this is considered acceptable.
72. The scheme includes the widening of the access road from 2.5m to 4.8m wide to accommodate two-way traffic, the provision of visibility splays at the access of 2.4m x 25m in the leading traffic direction and 2.4m x 43m in the trailing traffic direction, and the provision of 21 parking spaces with turning. This is all considered acceptable. There are two public footpaths that cross the site. Footpath 410 runs alongside the access and footpath 411 runs east from the access to Loxwood Road. The applicant is proposing to upgrade both of these footpaths within the site by resurfacing with a permeable surface. Footpath 411 will provide the main pedestrian access from the site into Alfold village as there are no footways on Rosemary Lane. It is important that it remains usable whatever the weather conditions. The Countryside Access Group do not raise objection to the proposal but have specific requirements in regard to the surface of the Footpaths which will be secured by condition.
73. The demolition of the existing Lindon Farm buildings and the construction of the supported living accommodation is likely to lead to intensive activity at the site, including demolition and construction vehicles and associated site staff. The constraints of Rosemary Lane are such that larger HGVs in excess of 8/9 metres will be unable to access the site without difficulty. It is therefore essential that the demolition and construction phases are planned and managed such that vehicles larger than 9 metres do not need to visit the site. Additionally, delivery and waste collection vehicles will be unable to pass on Rosemary Lane and therefore movements need to be carefully planned such that vehicles do not meet on this road. There may need to be some active traffic management on the narrowest section of Rosemary Lane during delivery times. The Framework Demolition and Construction Traffic Management Plan has been produced to accompany the planning application. The full plan will need to take into consideration these matters and be produced prior to the commencement of demolition at the site, and a condition is recommended to this effect.
74. Reference is made in the Transport Statement to maximising the available carriageway on Rosemary Lane through the removal of overhanging vegetation and dirt that has been tracked onto the edges, prior to the commencement of construction. In addition, the Highway Authority will require a 'before' and 'after' condition survey of the carriageway and verges of Rosemary Lane and will expect the applicant to make good any damage arising from the passage of vehicles associated with the demolition and construction of the site.
75. A Travel Statement for staff and visitors to the site has been produced which gives information about access to the site by non-car modes. The expectation is that the majority of trips to the site will be by car but if the information about alternatives is made

available, staff and visitors can make an informed choice about mode of travel and it will also facilitate travel to the site for those without access to a car.

76. Transport Development Planning consider that subject to the above suggested conditions, that the proposal would be acceptable and would not adversely impact upon the highway. The proposal would therefore accord with development plan policy in this regard.

ECOLOGY

Waverley Borough Local Plan 2002

Policy D1 – Environmental Implications of Development

Policy D5 - Nature Conservation

77. Policy D1 of the Local Plan states that development that results in loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses, important archaeological sites and monuments and areas of conservation, ecological or landscape value will be resisted. Policy D5 requires that all development take account of nature conservation issues and retain any significant features of nature conservation value; not materially harm a protected species of animal or plant, and encourage the enhancement of existing areas or features of nature conservation value and the creation and management of new wildlife habitats.

Bats

78. The application was supported with a Bat Activity Survey and a Great Crested Newt Habitat Assessment. The bat survey concluded that five species of bat were recorded on the site: Common pipistrelle, soprano pipistrelle, brown long-eared, Myotis and noctule. As such the suggested recommendations advise that any trees works must be conducted by an Arboriculturist with a knowledge of roosting bats and appropriate working method to limit any potential harm. It was suggested that the open sided barn should be retained or replaced. Following consultations with the County Ecologist and Surrey Wildlife Trust, it is proposed to retain a third of the barn and amended plans have been submitted to that effect. This approach was agreed by the Ecologist and Surrey Wildlife Trust. The report also recommended that for each tree felled, a native tree should be planted, bat friendly lighting throughout, installation of bat boxes and general habitat enhancements. Subject to the above, the County Ecologist is satisfied that there would be no adverse impact upon bats.

Great Crested Newts

79. Five ponds within a 500m radius of Lindon Farm were assessed as having potential to support Great Crested Newts. However, to date landowners have only granted permission to survey at one, Pond 1 at Broadacres Farm to the immediate north of the site. As a result the County Ecologist in consultation with Surrey Wildlife Trust advised that an e-DNA survey is undertaken in mid April to as many of the ponds as is allowed, in order to determine the presence/likely absence. A condition is recommended to secure this and identify appropriate mitigation as a result of the findings. It has been concluded by the Ecologist and Surrey Wildlife Trust that all areas of the site that are made ground and are flat, such as the access tracks and the associated buildings, rubble pile by the open barn and also the flat grassland area located between the electricity pole and the piggery buildings are less suitable for great crested newts as sheltering or hibernating habitat and therefore can be worked on with only a low risk of encountering great crested newts.
80. The bund along the access track to the house should not be removed until the great crested newt survey at Broadacres Farm has been carried out and the results analysed, as there is potential for crevices, such as rabbit holes being used by great crested newts (if present terrestrially) using these features for shelter. No ponds will be lost through the

development and the main feature that may be support great crested newts is the bund. The potential pond at Broadacres Farm is separated from the development by a stream which forms a barrier to great crested newt movement. For this reason the recommendation from the Surrey Wildlife Trust is that the development can proceed as long as the measures above are undertaken. The County Ecologist agrees that this is a proportionate response to the possibility that a European protected species is affected. This is in line with Natural England Policy 4 set out below;

Natural England will be expected to ensure that licensing decisions are properly supported by survey information, taking into account industry standards and guidelines. It may, however, accept a lower than standard survey effort where: the costs or delays associated with carrying out standard survey requirements would be disproportionate to the additional certainty that it would bring; the ecological impacts of development can be predicted with sufficient certainty; and mitigation or compensation will ensure that the licensed activity does not detrimentally affect the conservation status of the local population of any European Protected Species.

81. It was also recommend that if the piggery buildings are not fully demolished then the roof is removed to discourage nesting birds prior to end of February. Again these buildings are unlikely to provide shelter or hibernation features for great crested newts should they be present on site in terrestrial phase.

Ancient Woodland

82. As mentioned previously there is an area of Ancient Woodland on the northern boundary of the site. As such, a 15m buffer zone has been imposed around the Ancient Woodland to ensure no new development within this zone. The proposal will involve the removal of the existing tarmac track and part of the piggery which are located within this 15m buffer zone. Plans have been submitted detailing the proposed methods in order to remove these elements without damaging the trees or tree roots. It is not proposed to construct any new buildings or hard surfaced areas within the 15m buffer zone and the construction area will be fenced off to ensure the buffer is retained throughout the construction of the development. Conditions are recommended to secure this. The Forestry Commission and Natural England's Standing Advice has been applied and given the information submitted combined with the suggested conditions, officers conclude that the proposal would not adversely impact upon the Ancient Woodland.

Bunds and Solitary Bees and Wasps

83. There is a grassy bank which borders access track to the north of the site. As recommended in the preliminary ecological appraisal of May 2016 careful removal of the key areas of bare ground in this bank should be undertaken carefully under ecological watching brief after nesting has taken place and prior to further egg-laying i.e. between the months of June and July. This bank can be relocated if possible to another suitable area of the site providing it is facing south.

Reptiles

84. The tussocky grass along the sides of the main access track and also either side of the track leading to the house is potential habitat for widespread reptile species, such as slow worms. The County Ecologist recommends that two stages of cutting are undertaken under ecological watching brief during the active season for reptiles i.e. March – September and when temperatures are above 10°C, and it is dry and sunny and not raining. The cutting should be directional i.e. heading from the house towards the adjoining field with the bracken, so that reptiles have a chance to move away from the clearance area and into suitable sheltering habitat off site. Once the final cut to ground

level is achieved it is recommended that this height of sward is maintained in order to discourage reptiles from recolonising the area.

Nesting Birds

85. The County Ecologist recommends that if the piggery buildings are not demolished outside the bird nesting season, 1st March -31 July, that the roof is removed as part of the asbestos works to discourage nesting birds prior to end of February.

Badgers

86. A precautionary check should be carried out around the development area prior to works commencing to see if any new setts have been dug.

Conclusion

87. The County Ecologist and Surrey Wildlife Trust do not raise any ecological objections to the proposal subject to conditions in terms of the submission of an ecological mitigation plan and Landscape and Ecology Management Plan. As such officers consider that the proposal would accord with development plan policy in this regard.

LANDSCAPING

Waverley Borough Local Plan 2002

Policy D4 – Design and Layout

Policy C7 – Trees, Woodlands and Hedgerows

88. Policy D4 of the Local Plan seeks to ensure that development is of a high quality design which integrates well and complements its surroundings. In particular it states that development should pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings.

89. Policy C7 states that the Council will seek to ensure that the extent of tree cover in the Borough is maintained and in particular will resist the loss or seek the replacement of trees woodlands and hedgerows in areas which:

- (a) contain features that are characteristic or make a significant contribution to the appearance of the landscape or of the streetscape;
- (b) are of wildlife interest;
- (c) are of historic significance; and
- (d) are of significance for recreation.

(e)Where there are hedgerows on a development site, opportunities for improving the hedgerows through landscape management will be sought.

90. The site is located approximately 4.2km to the south and 4.3km to the east of the Surrey Hills AONB. The site is located 0.4km to the east of the AGLV. There is a woodland block on the northern boundary of the site which is designated as Ancient Woodland. Alfold Conservation Area is located to the immediate south of the site. The site is currently an open pasture containing dispersed farm buildings in the northern part of the site. The site is located within the 'Woodland Low Weald' County landscape character area.

91. The north of the site is bound by Ancient Woodland with open access from the farm site into the woodland, the eastern boundary is characterised by scattered broad-leaved trees, set with dense scrub vegetation, beyond this boundary is an open field. The southern boundary is formed by the boundaries of private gardens and to west is the access track to the farm, with timber post and rail fencing with some scattered broad-leaved trees followed by an open field

92. The development would result in a change to the character of part of the site from agricultural to a more residential style. However, retention of the existing open paddock to the south of the site, maintaining a clear open space between the proposed buildings and the clearly defined, compact settlement of Alfold to the south will assist in reducing the impact on landscape character. The site is considered to be of poor quality due to the low importance or rarity within this landscape type.

Landscape Appraisal

93. A Landscape and Visual Appraisal was submitted with the application which concluded that the overall sensitivity of the landscape character as a receptor is medium; acknowledging that the local area has distinctive character, with a general consistency, notwithstanding the presence of some detracting features. This includes the existing residential dwelling, which has distinct white weatherboard cladding and is built upon a raised platform, neither of which are in keeping with the local vernacular of buildings. The location of the house on the higher level of the site results in the building being a prominent feature in the landscape. The piggery buildings, whilst low set, are also poor in terms of architectural quality when compared to other barn and farm buildings in the locality. The presence of these intrusive features allow within the assessment site some capacity of the landscape to accept change. The proposed development includes for additional built footprint compared to existing, with increased width of access road and the inclusion of formal car parking.
94. The landscape effect on character was concluded to be moderate, entailing some change to the existing landscape but would not constitute an adverse effect or significant environmental effect.
95. The principal vegetation features are to the site boundaries, including the Ancient Woodland to the north and hedgerows and scattered trees to the remaining boundaries. The vegetation to the site boundaries is considered to be high in terms of overall sensitivity as the Ancient woodland to the north contributes to the setting of Alfold in the wider context, and the hedgerows with scattered trees also contribute to local character. The vegetation within the site is considered medium overall sensitivity as the vegetation is in a moderate condition with some aesthetic attraction but could be further enhanced, managed and improved. The development proposals include for the retention and enhancement of boundary vegetation, and therefore the magnitude of effect on the overall development in relation to vegetation is considered to be moderate entailing some change to the existing landscape but would not constitute an adverse landscape effect or significant environmental effect. The loss of any existing vegetation to proposed building footprint, access road and car parking will be locally confined.
96. The Landscape Appraisal concluded that the change to the landscape would be within the immediate area and would not change the fundamental character of the landscape setting and would not change the overall character of the wider area and would not result in an unacceptable impact in terms of landscape character, landscape features or landscape heritage. The Landscape Appraisal also concluded that the proposal would not constitute a significant visual or environmental effect.

Proposed Landscaping Scheme

97. To facilitate the development, two trees will need to be removed. The main impact in terms of the trees will be as a result of incursion into the root protection areas as a result of the demolition of some of the existing buildings and removal of the tarmac track. However plans have been submitted detailing the working methods to ensure that no roots are damaged as a result of the works. A full Arboricultural Method Statement is also required as a pre-commencement condition to ensure the protection of the existing trees on the site.

98. It is proposed to introduce approximately 60 native trees on the north western and north eastern boundaries of the site and an area on the eastern boundary and to the far south. It is proposed to provide orchard style planting in the form of approximately 30 apple and pear trees located to the rear of the individual blocks and on part of the eastern boundary. Ornamental trees are proposed to be located centrally within the site and further hedge planting is proposed on the east, south and western boundaries.
99. There will be three zones with access from all of the homes these include; therapy gardens located within the central courtyard which connects directly with all of the homes, this will be sensory rich including ornamental trees and shrubs, grass and perennial planting, herb garden, a range of surface materials and shallow water features; there will be a horticulture area located centrally within the therapy garden this will include a glass house, fruit cages, raised planting beds and growing plots; the final area will be the sloping lawn and trees towards the south of the site. All homes will have their own garden spaces including lawn, stone area and planting bed immediately outside their living rooms.
100. The Landscape Architect was consulted on the application and advises that the landscape strategy and landscape detail is comprehensive and is in agreement with the majority of its conclusions. Concern was raised over the species of hedge HE2 along footpath FP411 as the footpath is quite narrow and will then be wedged between 2 lines of vegetation. The applicant amended the species to hornbeam which would be easier to manage and set the hedge back by 1m which was also a requirement of the Countryside Access Management Group.
101. It was proposed to plant Ash trees however due to Ash dieback, new Ash trees are not recommended to be planted in Surrey at this time. This was amended to Field maple which the Landscape Architect advises would be a suitable alternative. The Management Plan is broadly acceptable and a compartment plan has been submitted, showing the exact extent of each habitat or buffer areas post development which the landscape Architect considers is acceptable.
102. There are some standard trees within the new planting which will require ongoing watering and general hedge management including operations, timings and frequencies in the management plan. Also more detail is required in terms of the establishment of the therapy gardens and structural landscape which will be secured by condition.
103. Subject to conditions, officers are satisfied that a comprehensive landscaping scheme has been submitted which would enhance the surrounding area. Therefore officers consider that the proposal would accord with development plan policy in this regard.

SETTING OF THE CONSERVATION AREA

Waverley Borough Local Plan 2002

Policy HE8 – Conservation Areas

104. Policy HE8 states that the Council will seek to preserve or enhance the character of conservation areas by:
- (a) the retention of those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
 - (b) requiring a high standard for any new development within or adjoining conservation areas, to ensure that the design is in harmony with the characteristic form of the area and surrounding buildings, in terms of scale, height, layout, design, building style and materials;
 - (c) in exceptional circumstances, allowing the relaxation of planning policies and building regulations to secure the retention of a significant unlisted building;
 - (d) protecting open spaces and views important to the character and setting of the area;
 - (e) carrying out conservation area appraisals;

- (f) requiring a high standard and sympathetic design for advertisements. Internally illuminated signs will not be permitted;
- (h) encouraging the Highway Authority to have regard to environmental and conservation considerations in implementing works associated with its statutory duties, including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting.
105. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.
106. The National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. The NPPF then goes on to say where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
107. Alfold is a nucleated settlement sited on a historic route between Guildford and Petworth. The age of the settlement is illustrated in the survival of individually significant buildings dating from the medieval period through to the late nineteenth century. Alfold is a small rural settlement with a cluster of dwellings to the east of the church and the junction of Rosemary Lane and Loxwood Road. The development on the western and northern side of Loxwood Road is more characteristically smaller semi-detached cottages and terraces fronting onto the road with the more spacious and dispersed detached development lying to the south of the road.
108. The application site is currently occupied by a 20th century farmhouse, piggeries and an open-sided barn which are of no intrinsic historic or architectural interest. The County Historic Buildings Officer concurs with this view and agrees that the demolition of the buildings does not raise any heritage issues in its own right.
109. The County Historic Buildings Officer advises that the heritage statement and the design and access statement draw heavily upon the published character appraisal of the conservation area. Neither picks up on the importance of the open field to the north of the chapel which is immediately east of the application site. It is his view that this is important because its open nature serves to reinforce the hard boundary of the village/conservation area. It is significant that the last building in the built-up area is the chapel which was perhaps the last addition to historic village illustrating how nonconformist worship only left a physical legacy fairly late on in the development of the settlement. While this field is outside of the application site it is important that views from the public road into the site retain a rural character.
110. The County Historic Buildings Officer stated that providing the east boundary to the site retains the hedge as is suggested in the paperwork, he is of the view that the new buildings will be no more dominant than the existing and therefore the contribution made to the special character of the conservation area by the views over this open space and into the site will be preserved. The same hard boundary to the conservation area occurs on the southern side of the application site. Since the location of the new buildings is substantially the same as the existing he is also of the view that the proposal will have no greater effect on the setting of the conservation area than the current buildings have. The planting of a hedge on this southern boundary is to be welcomed.
111. The Historic Buildings Officer advises that it appears that most of the heritage conservation concerns have been addressed in the design that has been chosen. One

thing that is not explained is the choice of zinc with upstanding seams the roof of the development since this is not a local vernacular building material. He does advise that the material will be comparatively dark, and therefore recessive, and on this basis does not consider the use of the material to be inappropriate in this instance.

112. The Historic Buildings Officer has assessed the proposal in accordance with policies 129 and 132 of the National Planning Policy Framework and finds that there will be no material impact on the setting of the conservation area or any of the nearby listed buildings.
113. Waverley Borough Council take a different view and advise that the proposed development would have an impact on the setting of the Conservation Area. The significantly increased built form will be visible from Loxwood Road and together with the increased vehicular activity on the site will dilute the contrast between the historic village and the surrounding countryside. As a result it is considered that the proposal would result in less than substantial harm to the significance of the designated heritage asset. The strong contrast between the settlement and the surrounding countryside is a significant contributor to the character of the Conservation area. In view of this conclusion, Waverley Borough Council advise that it would be for the County to consider, in accordance with paragraph 134 of the NPPF whether this less than substantial harm is outweighed by the public benefits of the proposal.
114. Officers consider that the proposal would not result in any harm to the conservation area and this view is endorsed by the County Historic Buildings Officer. However, if the view was taken that there is less than substantial harm, officers consider that the need to provide supported living accommodation for adults with autism and high support needs within the County of Surrey to serve a demonstrated need for a proportion of the residents of Surrey would outweigh that harm in this instance.

FLOOD RISK AND SUSTAINABLE DRAINAGE (SuDs)

Waverley Borough Local Plan 2002

Policy D1 - Environmental Implications of Development

115. Policy D1 of the Local Plan requires that flood risk assessment will be required to be submitted with planning applications to determine the potential risk of flooding and secure mitigation where necessary to limit the environmental impacts of any development. The applicants have submitted a Flood Risk Assessment with the application which recognises that the site lies within Flood Zone 1 and will not flood from either fluvial or tidal sources but has a high risk of surface water flooding and a medium risk for groundwater flooding.
116. The application site is located entirely within Flood Zone 1 which has less than 1:1,000 probability of flooding. The topographical survey identified that existing foul drainage exists at the site. An existing 150mm diameter foul sewer diagonally crosses the site from northeast to southwest. The existing house connects into this sewer. There is no surface water drainage identified and the roof drainage from the existing piggeries and barn discharge directly over the ground. Southern Water advised that the existing foul sewer would not have adequate capacity to accommodate the foul flows from the development therefore it is proposed to install a Bioficient package treatment plant designed to accommodate all foul flows from the site. Southern Water advise that the applicant will need to enter into a formal agreement with them to provide any necessary sewerage infrastructure required to service this development. This will be added as an informative. The Environment Agency will also need to be consulted under a separate regime to planning which will also be secured by an informative.
117. A Sustainable Drainage Systems (SuDs) has been designed to manage the surface water run-off from the proposed development at source. The use of at source SuDS in the form of soakaways are considered not viable for this site as this type of ground conditions (Wealden Clay Formation, usually comprising mudstone and clayey soils),

however, this will be reviewed following future site investigations works which will include percolations tests. An existing stream exists to the north of the site and therefore the surface water run-off from the proposed development has been designed to outfall to this source in accordance with the discharge hierarchy.

118. In order to manage the surface water run-off from the site and meet current discharge criteria, the surface water runoff from the development will be attenuated and by underground geocellular storage with flows controlled by a hydro-brake or other suitable flow control device. Other techniques can be used to help reduce the volume of run-off and enhance water quality; these include SuDS devices such as: rainwater harvesting; green/brown roofs; permeable paving, filter drains, filter strips and swales. Rainwater harvesting is proposed for the site and will collect clean rainwater runoff from roof areas. This will be stored onsite and used externally for irrigation. Rainwater harvesting would retain run-off reducing volume and flows further. Permeable paving will be used for the parking bays. One of the highest risks of pollution in developments is from vehicles, particularly stationary ones. The use of permeable paving for parking bays is therefore very effective in dealing with any localised incidents and removing pollutants at source. Pollutants are filtered through the permeable paving construction and provide treatment to the surface water, using the natural process of sedimentation, filtration, absorption and biological degradation.
119. The Environment Agency were consulted on the application and advised that they were unable to make a detailed assessment. They have checked the environmental constraints and commented in regard to pollution prevention and directed the applicant to a number of guidance notes on pollution prevention. The EA commented in regard to the foul drainage and advised that new development should be connected to the public mains where possible and the proliferation of individual treatment plants can cause deterioration in local water quality. However, they have not raised objection to this approach in regard to this application.
120. The Lead Local Flood Authority (LLFA) were consulted on the proposal who are satisfied that the proposed drainage scheme meets the requirements as set out within the NPPF and NPPG. They recommend that planning permission can be granted subject to conditions requiring the submission of further details of the design of a surface water drainage scheme to ensure that the design meets the technical standards for SuDs and that the final drainage design does not increase flood risk in or off site. Subject to the above, the proposal would accord with development plan policy in this regard.

ARCHAEOLOGY

Waverley Borough Local Plan 2002

Policy HE14 - Sites and Areas of High Archaeological Potential

Policy HE15 - Unidentified Archaeological Sites

121. Policy HE15 of the Local Plan states that where proposals are made for large scale developments (over 0.4 hectares) not in an area already defined as of High Archaeological Potential, the Council will require that an archaeological assessment is provided as part of the planning application, and the same provisions as in Policy HE 14 (b) (c) and (d) will apply, those provisions requiring possible further investigative work.
122. The application site area is 2.27 hectares and is therefore supported by a heritage statement which has examined all relevant and currently available sources to determine the archaeological potential of the site and the impact of the proposals on any heritage assets in the vicinity. The report concludes that the proposals will not impact upon any known heritage assets and there appears to be a generally low archaeological potential on the site, but acknowledges that due to the relative lack of any previous archaeological investigations in the area the possibility that significant remains from any period maybe present on the site cannot be discounted.

123. In order to identify any archaeological deposits and to enable appropriate mitigation measures to be devised the assessment recommends that a programme of trial trench evaluation would be appropriate. The County Archaeologist agrees with this conclusion and confirms that the specification for a trial trench evaluation that is appended to the heritage statement offers an acceptable and proportionate response to allow the identification of any buried remains that may be present and allow suitable mitigation measures to be devised if necessary.
124. The County Archaeologist raises no objection to the proposal subject to conditions securing the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation. Given this, officers are satisfied that the proposal would not adversely impact upon archaeology, subject to conditions and would therefore accord with development plan policy in this regard.

SUSTAINABLE CONSTRUCTION
Waverley Borough Local Plan 2002
 Policy D3 – Resources

125. Local Plan Policy D3 encourages development which is acceptable in principle and utilises environmentally innovative means of conserving energy and water and minimise use of non-renewable resources.
126. The application was accompanied by a sustainability report and a sustainable design and construction method statement. These documents advise that it is proposed to re-use the existing materials on site where possible and also use sustainably sourced materials.
127. Part of the proposal includes the installation of a ground source heat pump. Ground source heating involves extracting heat from the ground to heat the building by circulating water through buried pipes. It is proposed to install a horizontal pipe system underneath the field to the south of the proposed buildings covering an area of over 5000sqm. The field will be restored back to grass once the ground source heat pump has been installed.
128. It is proposed to install solar thermal panels on the southern roof slope of the 5 unit block. Solar thermal relies on direct energy from the sun, with the solar energy being passed directly to water as heat. It is proposed to install photovoltaic panels on the southern roof slopes of the activity centre and three unit block.
129. In total the ground source heat pump is predicted to reduce CO2 emissions by 16%, the solar thermal panels by 3.9% and the solar photovoltaic panels 7.2%. In addition, the buildings are orientated along the east-west axis, with extensive south facades maximising daylight and sunlight ingress during winter, reducing the energy demand for both heating and lighting. In summer, the combination of overhangs, low g-value glazing and blinds limit undesired heat gains and reduce cooling requirements. Rooflights further increase daylight amenities while reducing the cooling demand by facilitating air flow and maximising the potential of cross-ventilation.
130. Officers are satisfied that the proposal would support the provision of energy efficiency and promote sustainable development and would therefore accord with development plan policy in this regard.

HUMAN RIGHTS IMPLICATIONS

131. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph

132. In this case, the Officer's view is that while the possibility of slight impacts on amenity caused by the change of use are acknowledged, the scale of such impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impact can be mitigated by conditions. As such, this proposal is not considered to interfere with any Convention right.

CONCLUSION

133. Officers consider that the principle of the development is acceptable and that the proposal would not result in the loss of the most versatile agricultural land. Officers consider that the provision of supported living accommodation would meet a current need identified at both County and local level and that whilst the proposal would be located on the edge of Alfold Village, it would not be isolated and there are a number of facilities and activities within easy reach of the application site. Its location on the edge of Alfold village with adequate space for the residents is appropriate to the particular needs of the future residents.

134. The proposed development has been designed so that it would integrate with the surrounding area. The impact on the surrounding area has been reduced as much as possible by locating the buildings within the same location as the existing buildings and limited to the scale to predominantly single storey. Officers consider that subject to conditions the proposal would not result in adverse impacts in terms of residential amenity. The highways implications are considered to be acceptable subject to conditions. The proposal would not adversely impact upon the existing trees or the Ancient Woodland and considerable additional planting is proposed. The landscaping implications of the development are considered acceptable and further requirements will be secured by condition. Officers consider that the proposal would not result in any material harm to the Conservation Area. There are not considered to be any adverse ecological impacts as a result of the development subject to conditions. The proposed drainage strategy is considered acceptable and further details are required by condition. The preservation of archaeological remains can also be secured via condition.

135. Notwithstanding the lack of harm noted above, the proposal is contrary to the approved development Plan with regard to the protection of the Countryside Beyond the Green Belt. However the proposal must also be considered in terms of the NPPF and emerging Draft Local Plan Part 1 and officers consider that the less restrictive controls in these, in combination with the need for the facility amount to material considerations which justify the grant of planning permission subject to the imposition of relevant planning conditions.

RECOMMENDATION

That, pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application no. **WA/2016/1793** be permitted subject to the following conditions:

Conditions:

IMPORTANT - CONDITION NO(S) [4,11,17,20] MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

DWG No: 1091 1000 PL1, OS Location Plan dated 21/07/2016
DWG No: 1091 1002 PL1, Existing Site Plan dated 21/07/2016
DWG No: 1091 1003 PL1, Existing Building Plan dated 21/07/2016
DWG No: 1091 1004 PL1, Existing Context Site Plan dated 21/07/2016
DWG No: 1091 1005 PL3, Proposed Context Site Plan dated 21/07/2016
DWG No: 1091 1006 PL3, Proposed Site Plan - ground floor dated 21/07/2016
DWG No: 1091 1007 PL3, Proposed Site Plan - roof dated 21/07/2016
DWG No: 1091 1008 PL1, GA Ground Floor Plan - Activity Centre (Block A) dated 21/07/2016
DWG No: 1091 1009 PL3, GA Ground Floor Plan - Individual Flats dated 21/07/2016
DWG No: 1091 1010 PL1, GA Ground Floor Plan - Shared Flats (Block C & D) dated 21/07/2016
DWG No: 1091 1011 PL1, GA Roof Plan - Activity Centre dated 21/07/2016
DWG No: 1091 1012 PL3, GA Roof Plan - Individual Flats dated 21/07/2016
DWG No: 1091 1013 PL1, GA Roof Plan - Shared Flats dated 21/07/2016
DWG No: 1091 2001 PL1, Existing Building Elevations & Sections dated 21/07/2016
DWG No: 1091 2002 PL1, Proposed Elevations - Activity Centre dated 21/07/2016
DWG No: 1091 2003 PL2, Proposed Elevations - Individual Flats dated 23/06/2016
DWG No: 1091 2004 PL1, Proposed Elevations - Shared Flats dated 21/07/2016
DWG No: 1091 2005 PL1, Proposed Sections - Activity Centre dated 21/07/2016
DWG No: 1091 2006 PL2, Proposed Elevations - Individual Flats dated 21/07/2016
DWG No: 1091 2007 PL1, Proposed Sections - Shared Flats dated 21/07/2016
DWG No: 795_P_001, Existing Site Context Alford dated August 2016
DWG No: 795_P_002, Existing Site dated August 2016
DWG No: 795_P_005 Rev B, Enabling Works Ancient Woodland Protection dated August 2016
DWG No: 795_P_006 Rev B, Tree Removals / Protection Construction dated August 2016
DWG No: 795_P_007, Open Barn Enabling Works Part Retention dated November 2016
DWG No: 795_P_010 Rev A, Landscape Proposals and Site Context dated August 2016
DWG No: 795_P_011 Rev A, Landscape Proposals dated August 2016
DWG No: 795_P_012, Landscape Proposals Planting dated August 2016
DWG No: 795_P_013 Rev B, Landscape Area 1 Hard Landscape dated August 2016
DWG No: 795_P_014 Rev A, Landscape Area 2 Hard Landscape dated August 2016
DWG No: 795_P_015 Rev B, Landscape Area 1 Planting dated August 2016
DWG No: 795_P_016 Rev A, Landscape Area 2 Planting dated August 2016
DWG No: 795_P_030 Rev A, Sections A-A, B-B, C-C dated August 2016
DWG No: 795_P_031 Rev A, Sections D-D, E-E, F-F dated August 2016
DWG No: 795_P_032 Rev A, Sections G-G, H-H, J-J dated August 2016
DWG No: 795_P_033 Rev A, Sections K-K, L-L, M-M dated August 2016
DWG No: 795_P_035 Rev A, Boundary Section PRPW FP410 + FP411 dated August 2016
DWG No: 795_P_056: Tree Planting Pits 1 dated December 2016
DWG No: 795_P_057: Tree Planting Pits 2 dated December 2016
DWG No: 795_P_058: Tree Planting Pits 3 dated December 2016
DWG No: 795_4_067: 01 Apple Orchard dated December 2016
DWG No: 795_4_068: 02 Pear Orchard dated December 2016
DWG No: 795_4_069: 03 Apple and Plum Orchard dated December 2016
DWG No: 795_P_090, T47 Activity Centre Section dated December 2016
DWG No: 2016/3143/002 Rev A, Vehicle Swept Path Assessment dated July 2016
DWG No: 1091 SK001-D, Drainage Strategy dated 11.08.2016
DWG No: 13929/TM/1, Existing Site & Services Layout dated March 2016
DWG No: 13929/TM/1 Preliminary / 2, Existing Site & Services Layout dated March 2016

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for uses falling within use class C3(b) of the Town and Country Planning (Use Classes Order) 1987(as amended), and for no other use including any other use falling within Use Class C3 of that Order.

Highways

4. Prior to the commencement of the development hereby permitted, including the demolition of the existing farm buildings, an updated Framework Demolition and Construction Traffic Management Plan shall be submitted to County Planning Authority for approval in writing, this shall 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 behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the carriageway and verges of Rosemary Lane and a commitment to fund the repair of any damage caused
 - (j) measures to ensure that HGVs do not exceed 9m in length
 - (k) on-site turning for construction vehicles
- Only the approved details shall be implemented.
5. Prior to the commencement of the development hereby permitted, the proposed modified access to Rosemary Lane shall be constructed and provided with visibility zones in accordance with drawing 2016/3143/001 contained in the Transport Statement dated August 2016 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.
6. Prior to the occupation of the development hereby permitted, space shall be laid out within the site in accordance with the approved plans for bicycles and vehicles to park and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and for the duration of the development.
7. The Travel Statement shall be updated upon occupation of the site and shall be thereafter be implemented and developed to the satisfaction of the Local Planning Authority.
8. In carrying out the development hereby permitted, no construction activities shall take place except between the hours of 07.30 and 18.00 between Mondays and Fridays and between 8.00 and 13.30 on Saturdays. There shall be no working on Sundays or bank and public national holidays.

Rights of Way

9. Prior to the occupation of the development permitted, the proposed works to footpath numbers FP410 and FP411 shall be carried out in accordance with the following methodology:

-Any muddy surface shall be scraped down to a firm base 1.5m wide

- All low surface shall be filled with Type 1 material and compacted with a minimum of 4 passes of a twin drum vibrating roller to a finished depth of 150mm.
- The surface shall be level and compact limestone grit to a compacted depth of 15mm, this material will be heavily compacted with a vibrating plate to leave finished surface with camber to shed water from path.
- The level of finished surface must not fall below existing surrounding ground level.

10. There shall be no obstructions on the public right of way at any time, including any caused by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

Flooding and Drainage

11. Prior to the commencement of the development, details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. Those details shall include:
- a) A design that satisfies the SuDS Hierarchy and includes the results from the infiltration testing
 - b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
 - c) In the event that testing shows infiltration is feasible for the site then Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+Climate change allowance) for storm events, during all stages of the development (Pre, Post and during) and will not discharge offsite at a rate greater than the 5l/s Greenfield runoff rate as detailed in Lindon Farm, Autism Supported Living, Alfold, Surrey , Flood Risk Assessment, 1092, August 2016 version 4 4
 - d) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,
 - e) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development
 - f) Finalised drawings ready for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element including details of flow restrictions
 - g) Details of management and maintenance plan that details maintenance regimes and responsibilities
- The approved details shall be implemented and maintained throughout the lifetime of he development.
12. Prior to the first occupation of the development, 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 Urban Drainage System has been constructed as per the agreed scheme.
13. The disposal of foul and surface water sewerage shall not be directed to the mains foul sewerage network unless first agreed in writing by the County Planning Authority in consultation with Southern Water.

Archaeology

14. The proposed development shall be carried out in accordance with the Written Scheme of Investigation submitted with the application and any further requirements of the County Archaeologist as a result of the above works.

Landscaping and Ecology

15. Prior to the occupation of the development hereby permitted, a Landscape and Ecology Management Plan (LEMP) shall be submitted to the County Planning Authority for approval in writing. The content of the LEMP shall include the following:
- a) Description and evaluation of all features to be managed including a compartment plan showing all landscape areas and cross sections
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management and working method statement
 - d) Appropriate management options to achieve aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of work and/or maintenance schedule for all landscape areas both new and existing (including an annual work plan capable of being rolled forward on a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. Only the approved details shall be implemented.

16. The proposed landscaping scheme shall be implemented no later than the first available planting season following occupation of the development hereby permitted. Within 5 years, should the planted tree be removed, uprooted, destroyed or die or become in the opinion of the County Planning Authority, seriously damaged, replacements shall be planted of the same species and size and in the same location as that originally planted.
17. Prior to the commencement of the development hereby permitted, an Ecological Mitigation Plan shall be submitted to the County Planning Authority for approval in writing, details shall include:
- an ecological watching brief to ensure the protection of solitary bees and wasps. The removal of the bare ground in the bank to the north of the site shall take place after nesting (between the months of June and July)
 - an ecological watching brief to ensure the protection of reptiles along the access track. This shall set out two stages of cutting during the active season (March - September)
 - a precautionary check prior to the commencement of development to ensure no new badger setts have been dug
- in the unlikely event that any other protected species are found during the course of the site works, works should cease and Natural England and the County Planning Authority should be notified. Only the approved details shall be implemented.
18. The vegetated bund running along the south side of the former piggery buildings shall not be removed unless the following steps have been taken:
- a) permission has been sought from the owners of the ponds identified in the Great Crested Newt HSI report submitted with the application to carry out surveys for great crested newts at those ponds
 - b) for all ponds where consent to survey has been given, an e-DNA survey has been carried out during the month of April to determine the likely presence or absence of great crested newts;

- c) for all ponds for which that survey indicates great crested newts to be present, two further torch and bottle trapping surveys have been carried out to obtain a population estimate and
- d) the survey results and details of a method of working to remove the bund without impacting great crested newts has been submitted to and approved in writing by the County Planning Authority
- e) the bunds are removed in full accordance with the method approved under d. above.

19. The proposed development shall be carried out fully in accordance with the recommendations within section 4 of the Bat Activity Survey submitted with the application.

Tree Protection

20. Prior to the commencement of the development hereby permitted, a full Arboricultural Method Statement shall be submitted to the County Planning Authority for approval in writing, details shall include all components of the development requiring arboricultural input as set out within sections 6.1.2 - 6.1.3 of the governing BS 5837:2012, Trees In Relation to Design, Demolition and Construction - Recommendations.
21. The proposed development shall be carried out in strict accordance with sections 6, 7, 8 and 9 of the Arboricultural Impact Assessment Report and Outline Method Statement submitted with the application.
22. Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with details contained within Appendix 7 of the Arboricultural Impact Assessment Report and Outline Method Statement and DWG No: 795_P_005 Rev B, Enabling Works Ancient Woodland Protection dated August 2016, DWG No: 795_P_006 Rev B, Tree Removals / Protection Construction dated August 2016, DWG No: 795_P_007, Open Barn Enabling Works Part Retention dated November 2016 submitted with the application. The tree protective fencing shall remain in situ for the duration of the construction of the development hereby permitted. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that the development meets the need for supported living for adults with high support needs pursuant to Policy H7 of the Waverley Borough Local Plan 2002.
4. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1 and M1 of the Waverley Borough Local Plan 2002. These requirements relate to the way the development is to be constructed therefore the details must be submitted and approved before the development commences.
5. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1 and M1 of the Waverley Borough Local Plan 2002.

6. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1, M1 and M14 of the Waverley Borough Local Plan 2002.
7. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1 and M1 of the Waverley Borough Local Plan 2002.
8. In the interests of residential amenity in accordance with Policy D1 and D4 of the Waverley Borough Local Plan 2002.
9. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1 and M1 of the Waverley Borough Local Plan 2002.
10. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1 and M1 of the Waverley Borough Local Plan 2002.
11. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy D1 of the Waverley Borough Local Plan 2002. These requirements relate to the way the development is to be constructed therefore the details must be submitted and approved before the development commences.
12. To ensure the Sustainable Drainage System is designed to the technical standards in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
13. To ensure that the development does not involve disposal to the public foul sewer in accordance with policy D1 of the Waverley Borough Local Plan 2002.
14. To ensure that any archaeological remains are preserved in accordance with Policy HE14 and HE15 of the Waverley Borough Local Plan 2002.
15. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy D1, D5, D4 and C7 of the Waverley Borough Local Plan 2002.
16. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy D1, D5, D4 and C7 of the Waverley Borough Local Plan 2002.
17. In the interest of biodiversity in accordance with Policy D1, D5, D4 and C7 of the Waverley Borough Local Plan 2002. These requirements relate to working methods which need to be established and details approved before the development commences.
18. In the interest of biodiversity in accordance with Policy D1, D5, D4 and C7 of the Waverley Borough Local Plan 2002.
19. In the interests of biodiversity in accordance with Policy D1 and D5 of the Waverley Borough Local Plan 2002.
20. To ensure protection of the trees in accordance with Policy D4 and C7 of the Waverley Borough Local Plan 2002. These requirements relate to the way the buildings are to be demolished therefore the details must be submitted and approved before the development commences.

21. To ensure protection of the trees in accordance with Policy D4 and C7 of the Waverley Borough Local Plan 2002.
22. To ensure protection of the trees in accordance with Policy D4 and C7 of the Waverley Borough Local Plan 2002.

Informatives:

1. Any adjacent hedges should be planted 1m back from the path to allow for growth without obstructing the path.
2. Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
3. Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Group. Please give at least 3 weeks' notice.
4. Access along a public right of way by contractors vehicles, plant or deliveries can only be done if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the right of way connected to the development.
5. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the required infrastructure.
6. The applicant's attention is drawn to the requirement of Southern Water that there shall be no development or new tree planting within 3 metres either side of the centreline of the foul sewer crossing the site.
7. The applicant's attention is drawn to the requirement of Southern Water that no new soakaways be constructed within 5m of the foul sewer crossing the site and all existing infrastructure should be protected during the course of the construction works.
8. This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated main rivers. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
9. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
10. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

11. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and has shown it is absolutely certain that nesting birds are not present

12. All trees works must be carried out by a qualified Arboriculturist

CONTACT

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BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance [insert details/delete if not relevant]

[National Planning Policy Framework 2012](#)

[Planning Practice Guidance](#)

The Development Plan

The Waverley Borough Local Plan 2002

Other Documents

- The Draft Local Plan Part 1: Strategic policies and Sites 2016
 - Biodiversity and Geological Conservation: Circular 06/2005
 - West Surrey Strategic Housing Market Assessment December 2015
 - Waverley Borough Council Five Year Housing Supply July 2016
 - Ancient Woodland and Veteran Trees: Assessment Guide to potential impacts in relation to planning decisions
 - Natural England: Agricultural Land Classification map London and the South East (ALC007)]
 - Alfold Conservation Area Appraisal
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