

TO: PLANNING & REGULATORY COMMITTEE

DATE: 17th October 2018

BY: PLANNING DEVELOPMENT 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/2018/1044

SUMMARY REPORT

Linden Farm, Rosemary Lane, Alfold, Cranleigh, GU6 8EU

Construction of supported living accommodation for adults with autism and high support needs within Use Class C3(b) without compliance with Condition 2 of Planning Permission WA/2016/1793 dated 20/01/2017 to allow modifications to the buildings and landscaping.

Planning permission was granted in January 2017 (WA/2016/1793) for the 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 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. Construction work is underway on site with the existing buildings having already been demolished, the access having been installed and the frames of the new buildings being erected.

Since permission was granted, further detailed design work has been undertaken and it is now proposed to revise the scheme, focusing on building details and landscaping. It is therefore proposed to seek a minor material amendment to the permitted scheme by varying condition 2 (list of plans) to allow for the proposed amendments. The layout, positioning and number of buildings remains as permitted however they have been rationalised with a number of modifications as set out in detail in the report below.

In this case the main issues are the principle of the development, the impact upon the Countryside Beyond the Green Belt, design and visual amenity, impacts upon residential amenity, the ecological and landscaping impacts will also be given full consideration as well as the impact on the setting of the Conservation Area.

Officers consider that the proposed amendments would not alter the principle of the development as set out in the previous application. The design changes would not adversely impact upon the Countryside beyond the Green Belt and would be in keeping with the existing site and the surrounding area. The changes to the materials and rationalising of the design would still remain in keeping with the existing site and surrounding area. The proposal would not adversely impact upon residential amenity and would not result in harm to the Conservation Area. Ecology, drainage and landscaping would also not be compromised. All other matters previously discussed under application WA/2016/1793 remain un-impacted by the proposed amendments.

The recommendation is to **PERMIT** subject to conditions.

APPLICATION DETAILS

Applicant

SCC Property

Date application valid

21 June 2018

Period for Determination

20 September 2018 (extension agreed until the 1st November 2018)

Amending Documents

- Email from Agent dated 10th August including Activity Centre Revised Design Statement
- Letter from Agent dated 27th September 2018
- Complex Minds and Chilmark Consulting Review of proposed amended application and response to consultee comments dated 25th September 2018
- Adult Social Care, Surrey County Council, Linden Farm – Revised Design dated 26th September 2018

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	18-21
Impact on the Countryside Beyond the Green Belt	Yes	22-23
Design and Visual Amenity	Yes	24-31
Impact on Residential Amenity	Yes	32-33
Setting of the Conservation Area	Yes	34-42
Drainage`	Yes	43-44
Ecology and Landscaping	Yes	45-51
Sustainable Construction	Yes	52-55

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial

Site Photographs

- Figure 1: Entrance to Linden Farm facing north
 Figure 2: Entrance to Linden Farm facing north
 Figure 3: View of access road and Block D facing northeast
 Figure 4: View of Block D and Block B facing east
 Figure 5: View of part of Block D and Block C facing east
 Figure 6: View of part of Block B facing east
 Figure 7: View of Block C facing west
 Figure 8: View of open field facing south
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BACKGROUND

Site Description

1. Planning approval was granted in January 2017 (WA/2016/1793) for the 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 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.
2. The application site is located to the immediate north of Alford village covering an area of 2.27 hectares. The site previously accommodated a two storey detached dwelling, two single storey disused piggeries and an open sided barn. The buildings were located within the northern part of the site but have since been demolished to accommodate the aforementioned development. 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.
3. The approved application would provide accommodation for 10 residents who will 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 be an activity centre with staff facilities. All the buildings would be located towards the north of the site as per the previous situation in similar locations to the previous buildings on the site. The buildings would measure a combined floor area of approximately 1080sqm with the floor area of the previous buildings measuring 838sqm. The accommodation blocks would measure a height of approximately 6m and the activity centre would measure approximately 7m. The proposed parking area would be located west of the site with the access remaining as it is, 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.
4. Construction work is underway on site with the existing buildings having already been demolished, the access and car park have been constructed, and all the buildings (apart from the activity centre) are in the process of being erected.

Planning History

5. WA/2017/1454 Details of Newt Survey pursuant to Condition 18 of planning permission ref: WA/2016/1793 dated 20/01/2017. Approved September 2017.

WA17/0597 Details of Demolition and Construction Traffic Management Plan, Drainage details, Ecological Mitigation Plan and Arboricultural Method Statement submitted

pursuant to Conditions 4, 11, 17 and 20 of planning permission ref: WA/2016/1793 dated 20 January 2017. Approved April 2018.

WA/2016/1793 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. Approved January 2017.

THE PROPOSAL

6. Since permission was granted, further detailed design work has been undertaken by the project team and it is now proposed to revise the approved scheme, focusing on building details and associated landscaping. It is therefore proposed to seek a minor material amendment to the scheme by varying condition 2 (list of plans) to allow for the proposed amendments. The proposed amendments to the scheme focuses predominantly on the buildings and associated landscape alterations. The layout, positioning and number of buildings remains as permitted however they have been rationalised with a number of modifications as follows:

Changes to materials and details

- Zinc roof with standing seam replaced by steel roof with standing seam (similar colour as permitted)
- Stone and brick replaced by timber cladding
- Stained larch cladding introduced to all 4 buildings whereas previously timber cladding was limited to block A

Alterations to chimneys

- Chimney removed from Block A
- Chimney added to Block B
- One chimney removed from Block C and location of remaining chimney altered

Alterations to windows

- Arrangement of windows altered
- Location of rooflights altered
- Alteration to Block B Roof
- Reduction in height to match other approved dwellings
- Removal of dormer windows

Block A – Activity Block

- Terracotta Brown
- Reduced in size from 272sqm to 150sqm

Alterations to landscaping

- Raised floor levels to all buildings
- Ancient woodland buffer earthwork increased by 400mm
- Earth bund for solitary bees relocated to southern field
- Southern open field – existing site subsoils spread over southern field to max depth of +250mm. Soils seeded with native local seed to be agreed with Surrey Wildlife Trust.
- Additional trees to eastern boundary
- Additional hedging and hedging specification amendment
- Deletion of horticultural elements
- Removal of ground source heat pump

CONSULTATIONS AND PUBLICITY

District Council

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| 7. | Waverley Borough Council | Object due to the less than substantial harm to the significance of the Conservation Area. |
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Consultees (Statutory and Non-Statutory)

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| 8. | Arboriculturalist | No objection |
| 9. | Ecologist | No objection |
| 10. | SuDS & Consenting Team | No objection |
| 11. | Historic/Listed Buildings | No objection |

Parish/Town Council and Amenity Groups

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| 12. | Alfold Parish Council | Object to the deletion of the horticultural elements and increase in traffic movements. Change in materials not now sympathetic and in keeping with other buildings or conservation area. Understand there is funding elsewhere to revert back to original scheme. Concerned regarding drainage and run off. |
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Summary of publicity undertaken and key issues raised by public

13. The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 47 owner/occupiers of neighbouring properties were directly notified by letter. No letters have been received from local residents. To date 31 letters of representation have been received from other interested parties raising the following concerns:
- Object to the reduction in the size of the activity centre by 40% and the omission of the horticultural elements.
 - This will have a major negative impact on the quality of life of the residents
 - Without the onsite facilities Linden Farm is no longer be suitable to meet the needs of the residents and will significantly impede their potential
 - Revised size of the activity centre not fit for purpose
 - Urge to revert back to the original permission which will give more space in the activity centre and more outdoor activities for the residents
 - The trust can fund the larger activity centre
 - Clients won't have the freedom to move about safely
 - Not feasible for these young adults to go into the community to find activities

Officer note: the type and quality of the care is not a material planning consideration nor is the range of activities being provided.

- Increase in traffic movements due to taking residents off site for activities

- What provisions are in place to deal with run off to ensure no negative impact on surrounding residents
- Water running down Rosemary Lane has eroded the lane.
- Change in materials – wood has a much shorter life expectancy and the black is visually depressing
- The roof material would be noisy for the residents.

PLANNING CONSIDERATIONS

Introduction

14. 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.
15. In this case the statutory development plan for consideration of the application consists of the Waverley Borough Local Plan 2002 and the Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018. Since planning permission was granted for the original scheme the Local Plan Part 1 2018 has been adopted where as previously it was a draft document therefore some policies from the Local Plan 2002 have now been superseded by more up to date policies. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
16. 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: principle of the development, impact on the countryside beyond the Green Belt, design and visual amenity, impact on residential amenity, drainage, ecology, landscaping, setting of the consideration area and sustainable construction.
17. All other areas assessed under the previous application including the housing type, loss of agricultural land, highways considerations and archaeology remain unaffected by the proposed amendments and therefore have not been discussed in further detail.

PRINCIPLE OF THE DEVELOPMENT

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

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

18. The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The NPPF states that the intrinsic character and beauty of the countryside shall be recognised.
19. Paragraph 5 of Policy SP2 of the 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 Local Plan Part 1 provides that Alfold is required to provide 100 residential units over the plan period.
20. Policy AHN3 of the 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. Policy SP1 of the Local Plan Part 1 states that the Council will apply a presumption in favour of sustainable development.

21. The principle of the development was established under the previous application. The amendments do not introduce any further residential units and the changes to the materials, reduction in the size of the activity centre and landscaping alterations would not impact on the principle of the development. Subject to the assessment of other relevant development plan policies, the delivery of special needs housing in close of proximity to Alfold Village Centre is still considered to be acceptable.

COUNTRYSIDE BEYOND THE GREEN BELT

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy RE1 – Countryside Beyond the Green Belt

22. Paragraph 170 of the NPPF states that 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 Local Plan Part 1, Policy RE1 and simply reflects the provisions of the NPPF.
23. Officers consider that the proposed amendments would not result in a different conclusion being drawn in terms of the impact on the Countryside Beyond the Green Belt. The changes would continue to recognise the intrinsic character and beauty of the countryside. Officers therefore consider that the proposal would not conflict with national and 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

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy TD1: Townscape and Design

24. 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.
25. Policy TD1 states that the Council will ensure that the character and amenity of the Borough are protected by: Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.
26. Planning permission was granted in 2017 for 10 units which would provide supported living accommodation for adults with autism and high support needs as well as an activity centre and staff facilities. The layout, positioning and number of buildings remains as permitted however they have been rationalised with a number of modifications relating to the simplification of the roof forms, including the removal of dormer windows, revised locations of the chimneys and some revisions to the windows and external doors. The zinc roofs have been omitted and replaced with black steel roofs, the approved stone & brick has been omitted (except on the chimneys) and is proposed to be replaced with black stained larch/timber cladding to the elevations of all 3 buildings. A mixture of vertical and horizontal timber boarding is proposed to help break up the elevations. The roof gutters and parapet details are proposed to be refined to achieve hidden gutters. The activity centre (Block A) has been reduced in size from 272sqm to 150sqm and would be clad in timber stained terracotta brown.

27. Along with the proposed alterations and amendments to the buildings, the application includes revisions to the levels of the site. This has become necessary due to the more detailed calculations relating to the cut and fill exercise for foundations and to avoid the removal of soil from the site. It is proposed to spread the existing site sub-soils over the southern field to a depth of 250mm and then seed with native local seed. Other changes also include the removal of the horticultural elements located centrally within the site which included a glasshouse, fruit cages and raised bed allotments.
28. The proposed amendments to the scheme would be minor alterations to the already permitted scheme. Whilst the materials would look different from those previously approved, the changes would integrate within this rural setting and previous farmstead use. The proposal would remain to be in keeping with the scale and character of the existing site and surrounding area. The scale, footprint and location of the buildings remains the same except for the activity centre which will see a reduction to 150sqm. The finished floor levels have been raised slightly by a maximum of 150mm however this has been in conjunction with a reduction in the ridge heights therefore this change would be negligible.
29. A small number of objections have been received regarding the change in material however, officers consider that the development would be appropriate in terms of scale and appearance and would be of a design and in materials which would continue to make a positive contribution to the appearance of the area. The landscaping alterations would not result in an adverse impact upon the design or visual amenity of the existing site or surrounding area.
30. Objections have been received stating that the reduction in the size of the activity centre and removal of the horticultural elements would result in a development that would not meet the needs of the residents (set out in paragraph 13 above). These comments were passed on to the applicant and the views from Adult Social Care at Surrey County Council were sought as well as an independent review. They advise that they consider that the revised design for the activity centre will fully meet the needs of all future residents. It provides all the functional spaces needed on a person centred scale and will continue to offer an excellent quality of environment for the future residents. They advise that the therapy room will either be delivered within the individual living spaces or off site by the Community Health Team. The kitchen has been simplified and the reduction in the activity room is said to be a positive change which offers a person centred and flexible space. The complexity of needs means the young people are most likely to use the activity room on an individual basis or with a maximum of 2 or 3 others. Adult Social Care is content with the size and location of the sensory room and is comparable with other sensory rooms providing similar facilities. In terms of the removal of the horticultural elements, the space will remain and will be revisited once the accommodation is occupied and can be developed over time.
31. Officers are satisfied that the proposal would result in a development that meets the needs of the users and therefore consider that the proposed changes 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

Policy CF2 – Provision of New Community Facilities

32. 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 require that there are no adverse effects on residential amenity resulting from noise, overlooking or traffic congestion.

33. The proposed changes would not result in any further residential units being created and would be located in the positions as previously permitted. The scale of the building would remain the same other than the reduction in the activity centre. As such officers are satisfied that there would be no further impact upon residential amenity than the permitted scheme in terms of loss of light, loss of privacy, overbearance or intensification of use. There would be no additional disturbance in terms of vehicle movements as the number of activities being provided on site has not changed and it was previously the intention that the residents would leave the site on a daily basis if required to do so. There will be a slight increase in the level of the rear field in order to use the soil created by the development. This small increase in levels across the site would not result in an adverse impact upon residential amenity and would not be much different from the current situation. As such officers are satisfied that the proposal would not result in an adverse impact upon residential amenity and would accord with development plan policy in this regard.

SETTING OF THE CONSERVATION AREA

Waverley Borough Local Plan 2002

Policy HE8 – Conservation Areas

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy HA1: Protection of Heritage Assets

34. 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.
35. Policy HA1 states that the Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. 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.
36. 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.

37. The Historic Buildings Officer commented on the original scheme advising, in summary, that:
- The buildings to be demolished were of limited architectural or historic interest
 - The open field to the east of the site is important as it reinforces the hard boundary of the conservation area
 - The same hard boundary is also important to the south of the site
 - Provided these boundaries are retained the new buildings will be no more dominant than the previous farm buildings (now demolished) and will not result in any net harm to the special character of the conservation area
 - The choice of zinc on the roof was acceptable in this instance as it is comparatively dark
38. The Historic Buildings Officer has commented on the revised scheme and advised that the boundaries mentioned in their initial comments would not be altered and that the level changes to the field should not cause any harm. Furthermore, the height and massing of buildings has been reduced which should limit any impact on the conservation area. Although the material used for the roofing has been changed from zinc to steel, staining this black should not cause any harm to the special character of the conservation area.
39. The main alteration on the previous application relates to new materials proposed for Blocks A-D. Previously a variety of stone and brick was proposed for the site with timber cladding limited to the Block A (Activity Centre). This has now been amended so all of the buildings will be clad with timber in line with other vernacular agricultural buildings. Such designs are normally reserved for barns and other agricultural buildings. They advise that they consider that the proposed chimneys are not in keeping with the other vernacular buildings and may be a contrast to the timber clad appearance. However they do not object to this from a heritage perspective, because these buildings will not be clearly visible from the conservation area, however suggest that should further attempts to rationalise the design be needed, they would not object to these being removed.
40. The Historic Building Officer consider that the proposal would be in accordance with paragraphs 190 and 193 of the NPPF and find that there will be no material impact on the setting of the conservation area or any of the nearby listed buildings and consider that the heritage conservation policies of the NPPF are met.
41. Waverley Borough Council previously raised concerns about the proposal and stated 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 less than substantial harm to the significance of the designated heritage asset [would occur]. The strong contrast between the settlement and the surrounding countryside is a significant contributor to the character of the Conservation Area”. The proposed development would dilute that contrast and therefore fail to preserve the character of the conservation area. In view of this conclusion it would be for the County to consider, in accordance with paragraph 134 (now paragraphs 190-192 of the revised NPPF) of the NPPF whether this less than substantial harm is outweighed by the public benefits of the proposal.” They advise that the proposed amendments do not alter their view on the proposal.
42. 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 harm, albeit 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 the less than substantial harm in this instance.

DRAINAGE

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy CC4: Flood Risk Management

43. Policy CC4 states that sustainable drainage systems (SuDS) will be required on major developments (10 or more dwellings or equivalent) and encouraged for smaller schemes. A site-specific Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site. Proposed development on brownfield sites should aim to reduce run off rates to those on greenfield sites where feasible. There should be no property or highway flooding, off site, for up to the 1 in 100 year storm return period, including an allowance for climate change.
44. The drainage scheme for the development was approved under application WA17/0597 and has yet to be implemented as the development is under construction. The Lead Local Flood Authority (LLFA) approved the proposed drainage scheme and were notified on the amendments to the scheme and have raised no objection. In addition a road dilapidated survey was undertaken prior to the commencement of the development and damage caused as a result of the proposal will be rectified once construction has been completed. Officers are therefore satisfied that the proposed development would not cause an adverse impact to residential properties as a result of surface water run-off and would accord with development plan policy in this regard.

ECOLOGY AND LANDSCAPING

Waverley Borough Local Plan 2002

Policy D1 – Environmental Implications of Development

Policy D4 – Design and Layout

Policy C7 – Trees, Woodlands and Hedgerows

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy NE1: Biodiversity and Geological Conservation

45. 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 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.
46. 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.
47. Policy NE1 states that the Council will seek to conserve and enhance biodiversity within Waverley. Development will be permitted provided that it: Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features. Development must also ensure any adverse impacts are avoided, or if unavoidable, are appropriately mitigated.

48. A number of landscaping alterations are proposed, it is proposed to rationalise the cut and fill exercise to reduce the amount of soil that needs to be removed from site. As such, the levels of the site have been reviewed which results in the finished floor levels of the buildings changing from 100 to 150mm however the refinement of the parapet details has resulted in the reduction in ridge heights.
49. The Ancient woodland buffer earthwork originally proposed has been raised by 400mm which was agreed on site by the County Arboriculturist and this proposal seeks to formalise this. The bund for solitary bees has been relocated to the southern field, with direct south facing orientation. The bund comprises of a small grassed mound which was originally located close to the existing piggeries (which have now been demolished). The bund was moved due to recommendations from Surrey Wildlife Trust. It is also proposed to spread existing site subsoils over the southern field, to a maximum depth of 250mm. Soils to then be seeded with native local see (to be advised by Surrey Wildlife Trust). It is also proposed to remove the horticultural elements including omitting the Glasshouse, fruit cages and raised bed allotments from the central horticultural space. However the design retains the spatial composition to facilitate these elements being completed at a later date.
50. The County Ecologist was consulted on the amendments and advised that following previous discussions with Surrey Wildlife Trust and the Applicants Landscape Architects, he is satisfied that there are no additional impacts on biodiversity beyond those already identified and given that mitigation measures are already being undertaken. Therefore he has no further comments to make. The County Arboriculturist is of the same view.
51. Officers consider that the proposed amendments to the landscaping scheme would not adversely impact on the approved landscaping scheme for the site and are minor changes to the already permitted scheme. As such officers consider that the proposal would accord with development plan policy in this regard.

SUSTAINABLE CONSTRUCTION

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

Policy CC2: Sustainable Construction and Design

52. Policy CC2 states that the Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by: ensuring all new development include measures to minimise energy and water use through its design, layout, landscape and orientation; encouraging the use of natural lighting and ventilation; incorporating measures that protect and, where possible, enhance the biodiversity value of the development and minimising construction and demolition waste and promoting the reuse and recycling of building materials.
53. The application was accompanied by an updated sustainability report. Originally it was proposed to install a ground source heat pump and place a horizontal pipe system underneath the field to the south of the proposed buildings. However further assessments have been undertaken and due to the energy efficiency strategies of the proposed design, the energy demand for heating in the proposed spaces is low. As such the costs associated with installing a ground source heat pump would be disproportionate given the demand for heating and therefore considered to be unviable.
54. It is proposed to install photovoltaic panels on the southern roof slope of the activity centre and Block B as previously proposed. It is also proposed to re-use the existing materials on site where possible and also use sustainably sourced materials. 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 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.

55. Officers are satisfied that even with the omission of the ground source heat pump, 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

56. 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.
57. In this case, the Officer's view is that there are no impacts on amenity over and above those referred to in the previous application relating to the possibility of slight impacts on amenity caused by the change of use. 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

58. Officers consider that the principle of the development remains acceptable and that the proposed amendments do not alter this. The impact on the Countryside Beyond the Green Belt would not be altered by the proposed amendments. Whilst the design and scale of the buildings are changing, officers consider that the proposal would still be in keeping with the scale and character of the existing site and surrounding area, would complement the site and surrounding area and would be fit for purpose. The impact upon residential amenity as a result of the changes would be negligible. Officers consider that the proposal would not in any harm to the conservation area. If the view is taken that there is less than substantial harm then the benefit of this specialised accommodation would outweigh the harm. Officers are satisfied that the alterations would not compromise the drainage, ecology or the landscaping scheme for the site. The removal of the ground source heat pump would not compromise the sustainability of the proposal.
59. Officers consider that the proposed alterations amount to minor material amendments to the previously permitted scheme under application and would accord with development plan policy.

RECOMMENDATION

That pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application no. WA/2018/1044 be permitted subject to the following conditions:

Conditions:

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 PL8, Proposed Context Site Plan dated 21/06/2018

DWG No: 1091 1006 PL5, Proposed Site Plan - Ground Floor dated 03/05/2018
 DWG No: 1091 1007 PL6, Proposed Site Plan - Roof dated 07/06/2018
 DWG No: 1091 1008 PL3, GA Ground Floor Plan - New Barn (Block A) dated 03/05/2018
 DWG No: 1091 1009 PL5, GA Ground Floor Plans - Orchard Cottages (Block B) dated 03/05/2018
 DWG No: 1091 1010 PL5, GA Ground Floor Plans - Bluebell and Apple Tree Cottage (Block C & D) dated 03/05/2018
 DWG No: 1091 1011 PL4, GA Roof Plans - New Barn (Block A) dated 07/06/2018
 DWG No: 1091 1012 PL6, GA Roof Plans - Orchard Cottages (Block B) dated 07/06/2018
 DWG No: 1091 1013 PL4, GA Roof Plans - Bluebell and Apple Tree Cottage (Block C & D) dated 21/07/2016
 DWG No: 1091 2001 PL1, Existing Building Elevations & Sections dated 21/07/2016
 DWG No: 1091 2002 PL4, Proposed GA Elevations - New Barn dated 07/06/2018
 DWG No: 1091 2003 PL5, Proposed GA Elevations - Orchard Cottages (Block B) dated 07/06/2018
 DWG No: 1091 2004 PL4, Proposed GA Elevations - Bluebell and Apple Cottage (Block C & D) dated 07/06/2018
 DWG No: 1091 2005 PL2, Proposed GA Sections - New Barn (Block A) dated 03/05/2018
 DWG No: 1091 2006 PL3, Proposed GA Sections - Orchard Cottages dated 03/05/2018
 DWG No: 1091 2007 PL2, Proposed GA Sections - Block C and D (Shared Flats) dated 03/05/2018
 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 C, Stage 2 Site Clearance / Demolitions / Barn Works Planning dated August 2016
 DWG No: 795_P_006 Rev C, Stage 3 Earth Bund Relocation / Woodland Buffer Planning dated August 2016
 DWG No: 795_P_007, Open Barn Enabling Works Part Retention dated November 2016
 DWG No: 795_P_010 Rev B, Landscape Proposals and Site Context dated August 2016
 DWG No: 795_P_011 Rev B, Landscape Proposals dated August 2016
 DWG No: 795_P_012 Rev A, Landscape Proposals Planting dated August 2016
 DWG No: 795_P_013 Rev C, Landscape Area 1 Hard Landscape dated August 2016
 DWG No: 795_P_014 Rev B, Landscape Area 2 Hard Landscape dated August 2016
 DWG No: 795_P_015 Rev C, Landscape Area 1 Planting dated August 2016
 DWG No: 795_P_016 Rev B, Landscape Area 2 Planting dated August 2016
 DWG No: 795_P_030 Rev B, Sections A-A, B-B, C-C dated August 2016
 DWG No: 795_P_031 Rev B, Sections D-D, E-E, F-F dated August 2016
 DWG No: 795_P_032 Rev B, Sections G-G, H-H, J-J dated August 2016
 DWG No: 795_P_033 Rev B, Sections K-K, L-L, M-M dated August 2016
 DWG No: 795_P_035 Rev B, 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. The development hereby permitted shall be carried out in accordance with the Demolition/Construction Management Plan approved under application WA17/0597.
5. The visibility zones as shown on drawing 2016/3143/001 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 development and shall thereafter be implemented and developed to the satisfaction of the County 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. The development hereby permitted shall be carried out in accordance with the drainage details approved under application WA17/0597.
12. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the County Planning Authority to demonstrate that the Sustainable 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.

Landscaping and Ecology

14. 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.

15. 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.
16. The development hereby permitted shall be carried out in accordance with the Ecological Mitigation Plan approved under application WA17/0597.
17. The proposed development shall be carried out in accordance with the recommendations within section 4 of the Bat Activity Survey submitted with application WA/2016/1793.

Tree Protection

18. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement approved under application WA17/0597.
19. The proposed development shall be carried out in accordance with sections 6, 7, 8 and 9 of the Arboricultural Impact Assessment Report approved under application WA2016/1793.
20. The tree protective fencing as shown on drawing Tree Protection Plan dated July 2016 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 Sustainable Drainage System is designed to the technical standards in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
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 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.
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. 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.
17. In the interests of biodiversity in accordance with Policy D1 and D5 of the Waverley Borough Local Plan 2002.
18. 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.
19. To ensure protection of the trees in accordance with Policy D4 and C7 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.

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. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; considered representations from interested parties; liaised with the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2018.
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.
13. The applicant is reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group) and the applicant is advised to contact them prior the commencement of the development.

CONTACT

Alex Sanders

TEL. NO.

020 8541 9462

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

[National Planning Policy Framework](#) Revised July 2018

[Planning Practice Guidance](#)

The Development Plan

Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018

The Waverley Borough Local Plan 2002

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