

TO: PLANNING & REGULATORY COMMITTEE

DATE: 20 March 2019

BY: PLANNING DEVELOPMENT MANAGER

DISTRICT(S) WAVERLEY BOROUGH COUNCIL

ELECTORAL DIVISION(S):

Waverley Eastern Villages

Mrs Young

CASE OFFICER:

Stephen Jenkins, Deputy Planning
Development Manager, 020 8541
9424

PURPOSE: FOR DECISION

GRID REF: 499202 135490

TITLE: MINERALS/WASTE WA/2018/1613

SUMMARY REPORT

Land adjacent to Wetwood Cottage, Chiddingfold Road, Dunsfold, Godalming, Surrey GU8 4PB

The construction and use of an importation, sorting, processing and storage facility for green waste on a site of approximately 0.85 hectares comprising 2no office and storage buildings, 10 parking spaces, open storage bays and log storage area, additional tree planting and a new access off the Chiddingfold Road.

The application site is about 0.85 hectares in area, located on the northern side of the Chiddingfold Road between the villages of Chiddingfold and Dunsfold. The site area is grassland bordered by trees and hedgerows and is adjacent to the semi-detached dwelling, Wetwood Cottage. Various outbuildings have occupied the curtilage of the property and land beyond including the application area, with hardstandings remaining in part of the site. The application site has been used by previous owners as a smallholding. The applicant owns both the application site and the adjacent Wetwood Cottage. The application site is outside the Green Belt, but within an Area of Great Landscape Value (AGLV). Millmead Cottage is approximately 90m to the south-east and Woodside Cottage is approximately 110m to the north-west of the site boundary. Chiddingfold Storage depot, a waste processing facility for automotive parts is situated 20m to the south-west on the southern side of the Chiddingfold Road and agricultural poultry sheds belonging to Wetwood Farm are on adjacent land to the east.

The applicant is seeking planning permission for a timber waste (logs, chippings, green waste) processing and storage facility in conjunction with his tree care business on the land adjacent to his property at Wetwood Cottage. The application includes the provision of a new access off Chiddingfold Road, which will also provide a safer and improved access for Wetwood Cottage. The applicant is currently operating from a smaller site in Chilworth, which is inadequate. The proposed development will include: the erection of two storage buildings (incorporating an office); parking spaces; storage bays; log storage area; tree planting along the west and south of the site boundary; and a new access off the Chiddingfold Road, which will share with Wetwood Cottage. The facility will be small scale and would involve the importation, sorting, processing and storage of approximately 622 tonnes per annum of waste wood and green waste.

The development would include the equivalent of 6 full-time members of staff operating Monday to Friday from 0700 hours to 1800 hours. No working is proposed on Saturdays, Sundays or Bank, National or Public Holidays. Up to 6 cars will arrive on site between 0700 hours and 0730 hours each working day; staff would then leave the site in company vehicles, and return at the end of the working day before leaving the site in their cars. The business has 8 small vehicles

of varying types from 2 to 4-wheel drives. In addition 1 articulated HGV would visit the site each month to collect and take away wood chip for electricity generation. In total there would be approximately 17 two way movements per day.

The County Planning Authority (CPA) has received 6 letters of representation in respect of the proposed development, five of which are objecting and one is offering advice in respect of conditions to limit the impact on local amenity. The Borough Council and Dunsfold Parish Council have raised objections to the development on various grounds, however the CPA has not received any technical objections to the development in respect of noise, traffic, drainage, ecology and pollution control.

Officers consider that the proposed development would facilitate the sustainable management of arboricultural waste arisings in the local area. Whilst this is relatively small scale in terms of throughput, dealing with approximately 600 tonnes per annum of wood/green waste, it would contribute to the waste management capacity in the County. The development would facilitate the movement of waste up the waste hierarchy by making beneficial use of waste materials for electricity generation. Officers also consider that the development proposed would support and facilitate the development of an existing land-based rural business in accordance with the National Planning Policy Framework 2019.

The recommendation is to PERMIT subject to conditions.

APPLICATION DETAILS

Applicant

Charterhouse Tree Care

Date application valid

20 September 2018

Period for Determination

01 February 2019 (extension agreed with the applicant)

Amending Documents

- Email dated 26 November 2018 with Industrial Noise Impact Assessment (ref: IMO5332-3)
- Email dated 05 December 2018 with Drainage Strategy (ref: D1614/DS/1.0) dated 29 November 2018 and Surface Water Drainage Summary Pro-forma
- Email dated 10 December 2018 with Drawing No. 2017/3953/004 (Rev.: A) Proposed Visibility Splay dated November 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.

| | Paragraphs in the report where this has been discussed |
|------------------------------|---|
| Sustainable Waste Management | 27-38 |
| Traffic and Highways | 39-50 |
| Environment and Amenity | 51-72 |

ILLUSTRATIVE MATERIAL

Site Plan

Plan 1 – Proposed Site Plan (Drawing No.2018/02/01 Rev.E)

Aerial Photographs

Aerial 1 – Site location

Aerial 2 – Site location

Site Photographs

Figure 1 – view south across proposed site area

Figure 2 – view of ponds along western boundary of site

Figure 3 – view south east along roadside hedge toward Wetwood Cottage

Figure 4 – view north west along roadside hedge toward proposed site area

Figure 5 – view north from proposed dwelling access road toward proposed site area

BACKGROUND

Site Description

1. The application site is about 0.85 hectares in area and shares its eastern boundary with Wetwood Cottage and its curtilage. It is approximately 2.9 kilometres (km) east of Chiddingfold and about 1.7 km west of Dunsfold and lies on the northern side of the Chiddingfold Road. Chiddingfold automotive waste storage/processing depot is situated approximately 20m away on the southern side of the Chiddingfold Road.
2. The application site is within Flood Zone 1 (less than 0.1% chance of flooding in any year) by the Environment Agency and is also located within an area locally designated for landscape as the Surrey Hills Area of Great Landscape Value (AGLV).
3. Although the application site is located within an AGLV, it is not situated within the Metropolitan Green Belt or Conservation Area. The Chiddingfold Forest SSSI is approximately 140 metres (m) to the south-west of the site boundary of the application site.
4. The nearest property is Wetwood Cottage, which is owned and occupied by the applicant and is immediately adjacent to the application site. Millmead Cottage is approximately 90m to the south east and Woodside Cottage is approximately 110m to the north west of the site boundary of the application site. Wetwood Farm and various poultry buildings are adjacent to the north east boundary, which is the subject of an application for the erection of agricultural buildings for pig breeding, including associated laboratory and parking.

Planning History

5. There is no recent case history with regards to minerals and waste development for the application site. Whilst there is no formal planning history with the borough, the site area and curtilage of Wetwood Cottage, has various outbuildings and areas of hardstanding, which has been previously used as an agricultural smallholding.

THE PROPOSAL

6. The applicant is seeking permission for the proposed development of an importation, sorting, processing and storage facility for green waste, as the existing facility in Chilworth is no longer adequate. The proposed development will include the following:
- 2 storage buildings approximately 36mx10mx4.5m and 20mx10mx4.5m respectively; to include an office facility
 - 10 parking spaces;
 - Open storage bays;
 - Log storage area;
 - Additional tree planting along the west and south of the site boundary; and
 - A new access off the Chiddingfold Road, which will share with Wetwood Cottage (the existing residential access would be blocked up)
7. The proposed importation, sorting, processing and storage facility for green waste will process approximately 622 tonnes per annum of waste wood and green waste. The tree surgery business employs 6 full-time members of staff operating Monday to Friday from 0700 hours to 1800 hours. It is not proposed to work on Saturdays, Sundays or Bank, National or Public Holidays. Employees will arrive in their cars and park on site between 0700 hours and 0730 hours each working day; staff would then leave the site in company vehicles, and return at the end of the working day before leaving the site in their cars. The business has 8 small vehicles of varying types from 2 to 4-wheel drives. In addition 1 articulated HGV would visit the site each month to collect and take away wood chip. In total there would be approximately 17 two way movements per day.

CONSULTATIONS AND PUBLICITY

District Council

8. Waverley Borough Council: Objection on the grounds that harm would be caused to the visual amenity of the countryside and cumulative impact of built form of an industrial scale and operation within this area that would result if the scheme was permitted.

Consultees (Statutory and Non-Statutory)

- | | | | |
|-----|---------------------------|---|------------------------------------|
| 9. | County Ecologist | : | No objection subject to conditions |
| 10. | County Highways Authority | : | No objection subject to conditions |
| 11. | County Noise Consultant | : | No objection subject to conditions |
| 12. | Environment Agency | : | No objection |
| 13. | Thames Water | : | No comments received |
| 14. | SuDS & Consenting Team | : | No objection subject to conditions |

Parish/Town Council and Amenity Groups

15. Dunsfold Parish Council: Objection on the grounds that the development will have a harmful impact upon the setting and appearance of the rural location and, second, that the noise and traffic created by the operations will be inconsistent with the rural location of the site.

Summary of publicity undertaken and key issues raised by public

16. The application was publicised by the posting of 1 site notice and an advert was placed in the local newspaper. A total of 6 of owner/occupiers of neighbouring properties were directly notified by letter. 6 letters of representation have been received, 5 letters object to the proposed development. These letters raise the following comments:

Area of Great Landscape Value / Rural Character

- The proposed development does not accord with the Waverley Local Plan Policy RE3 and Surrey Waste Plan Policy CW5
- The application site is within an Area of Great Landscape Value (AGLV) and it should be protected
- The intensification of use is not in line with the rural nature of the location

Noise

- Noise that result from the proposed activities envisaged is inappropriate given the residential and rural nature of the location
- Noise from chainsaws are considered to be an issue to the neighbourhood
- There is a concern about the noise in early morning as there will be operation from 0700 hours

Traffic and Highways

- The location of the proposed development is not suitable on traffic grounds
- The proposed development will generate a large number of vehicle movements
- A series of tight bends in High Street Green and a pinch point at Hazel Bridge on Pickhurst Road are not possible for two large vehicles to pass without one stopping
- There is a restriction at Chiddingfold Green marked as unsuitable for HGV traffic

Previously Developed Land / Settlement Boundary

- The property is not within previously developed land and the applicant has made an incorrect statement
 - The proposed development is outside the settlement boundary of Chiddingfold and Dunsfold
17. 1 letter of representation, which has come from one of the nearest residential properties has suggested conditions to ensure protection of local amenity, in particular restricting activities and noise, working hours and the erection of additional road signs.

PLANNING CONSIDERATIONS

Introduction

18. 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.
19. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Plan 2008, Surrey Waste Draft Local Plan 2018, Waverley Borough Local Plan 2002 and Waverley Borough Local Plan 2016 Part 1: Strategic Policies and Sites.
20. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. 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: Sustainable waste Management, Highways and Traffic, Environment and Amenity.

Surrey Waste Draft Local Plan 2018

21. Surrey County Council is now in the process of reviewing the Surrey Waste Plan 2008 and published the Surrey Waste Draft Local Plan 2018 (SWLP 2018) for consultation in December 2017. As the SWLP 2018 remains at an early stage of preparation and has not been subject to independent examination, little weight can be given to the policies contained within it.

Waverley Borough Local Plan 2002 saved policies

22. The Waverley Borough Local Plan 2002 sets out the planning policies that we use to encourage and guide development in the Borough. From 28 September 2007, some of the policies in the Local Plan ceased to have effect. The remaining policies have now been 'saved' under the Planning and Compulsory Purchase Act 2004 and continue to form part of the development plan.

Waverley Borough Local Plan 2016

23. Waverley Borough Council sets out the timetable for the production of new or revised Development Plan Documents, which is known as the Local Development Scheme (LDS) in July 2016 and proposes to produce its new Local Plan in two stages: Local Plan Part 1: Strategic Policies and Sites (Part 1) and Local Plan Part 2: Non-strategic Policies and Sites (Part 2). They will eventually replace the current Local Plan (2002).
24. The Part 1 sets out Waverley Borough Council's spatial policy framework for delivering the development and change needed to realise our vision for development in Waverley borough up to 2032. Waverley Borough Council submitted the Waverley Borough Local Plan Part 1: Strategic Policies and Sites to the Secretary of State for Communities and Local Government, on 21 December 2016 for independent examination. As such, Officers consider that the Part 1 carries some weight in the consideration of this planning application.
25. The Part 2 provides the more detailed day-to-day planning policies and will allocate sites needed for housing or other land use needs. It also reviews the boundaries of the town centres and important local landscape designations. As the Part 2 remains at an early stage of preparation and has not been subject to independent examination, little weight can be given to the policies contained within it.

Environmental Impact Assessment

26. The proposed development was evaluated by the County Planning Authority in line with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and the advice set out in the National Planning Practice Guidance on Environmental Impact Assessment (EIA). On 16 May 2017 the County Planning Authority adopted a screening opinion under Regulation 7 of the above EIA Regulations, where it considered the proposed development in the context of Schedule 2, and based on the information submitted, is of the opinion that there are not likely to be any significant environmental effects (in terms of the meaning of significant in the EIA Regulations) and therefore it was recommended that the proposed development would not be EIA development.

SUSTAINABLE WASTE MANAGEMENT

Surrey Waste Plan 2008 (SWP 2008)

Policy CW4 – Waste Management Capacity

Policy CW5 – Location of Waste Facilities

27. In England, the waste hierarchy is both a guide to sustainable waste management and a legal requirement, enshrined in law through the Waste (England and Wales) Regulations 2011. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, then recycling, other types of recovery (including energy recovery), and last of all disposal (e.g. landfill).
28. The National Planning Policy Framework 2019 (NPPF) does not contain policies relating to waste management. Instead national waste management policies are contained within the National Planning Policy for Waste 2014 (NPPW) and Waste Management Plan for England 2013 (WMP). However, the NPPF promotes the sustainable growth and expansion of all types of business in rural areas, and the development and diversification of agricultural and other land-based rural businesses.
29. The WMP argues that the dividends of applying the waste hierarchy will not just be environmental. The costs of waste treatment and disposal can be reduced and we can save money by making products with fewer natural resources. It also advocates that the benefits of sustainable waste management will be realised in a healthier natural environment and reduced impacts on climate change as well as in the competitiveness of our business through better resource efficiency and innovation – a truly sustainable economy.
30. The NPPW also sets out that the Government’s ambition of working towards a more sustainable and efficient approaches to resource use and management by driving waste management up the waste hierarchy and helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.
31. SWP 2008 Policy CW4 states that planning permissions will be granted to enable sufficient waste management capacity to be provided to:
 - manage the equivalent of the waste arising in Surrey, together with a contribution to meeting the declining landfill needs of residual wastes arising in and exported from London; and
 - achieve the regional targets for recycling, composting, recovery and diversion from landfill by ensuring a range of facilities is permitted.
32. SWP 2008 Policy CW5 states that sites will be allocated, and proposals for waste facilities on unallocated sites will be considered in accordance with the following principles:
 - priority will be given to industrial/ employment sites, particularly those in urban areas, and to any other suitable urban sites and then to sites close to urban areas and to sites easily accessible by the strategic road network;
 - priority will be given over greenfield land to previously developed land, contaminated, derelict or disturbed land, redundant agricultural buildings and their curtilages, mineral workings and land in waste management use;
 - Areas of Outstanding Natural Beauty, Areas of Great Landscape Value, and sites with or close to international and national nature conservation designations should be avoided; and
 - the larger the scale of development and traffic generation, the more important is a location well served by the strategic road network or accessible by alternative means of transport.

33. The existing tree care business currently occupies a unit in Chilworth, which is too small and inadequate for the business operations, as such the applicant has proposed to relocate his business to this site outside of the Green Belt. Due to inadequate capacity at the existing facility, the applicant sometimes has to tip off chippings at third party sites, involving additional travelling up to 25 miles. Although the application site is within an Area of Great Landscape Value (AGLV), there is an existing hardstanding on part of the application site and therefore the applicant argues that it is a Previously Developed Land (PDL). The applicant also argues the paragraphs 83 and 84 of the NPPF give increased importance to support sustainable growth and expansion of all types of business in rural areas.
34. Waverley Borough Council and some residents have raised objection to the proposed development as the application site is not suitable for waste facilities on the grounds of cumulative impact of built form of an industrial scale and operation within this area. Some residents also argue that it is not a previously developed land and the applicant has made an incorrect statement.
35. The National Planning Policy Framework 2019 (NPPF) has a specific definition of Previously Developed Land (PDL) under the Annex 2 Glossary¹. Officers disagree with the applicant that the application site can be considered PDL, as the hardstanding within the site area is likely to have been in support of the agricultural smallholding. There are clearly many small buildings and hardstandings within the curtilage of Wetwood Cottage.
36. Policy CW5 of the SWP 2008 states that AGLV should be avoided when considering a waste application. However, paragraph B42 clearly points out that it is not to preclude the development of small-scale waste management facilities for local needs. Paragraph B36 also sets out that opportunities for waste management facilities in urban areas are limited and so land beyond needs to be considered, including disturbed land and redundant farm buildings and their curtilages. To minimise the negative effects of transporting waste, priority will be given to sites that are closer to the main sources of the waste.
37. The proposed importation, sorting, processing and storage facility for green waste will process approximately 622 tonnes per annum of waste wood and green waste and has two major functions:
 - Logs, green rakings and woodchips storing; and
 - Processing of green waste for transfer to waste into energy generation.

The applicant has shown that the application site is well-sited to the main highway and is in an ideal location within the catchment area of the tree care business and the waste arisings.

38. Paragraph C8 of the SWP 2008 recognises that recycling, recovery and processing facilities are expected to enable and to encourage waste to be used as a resource, and to recover materials that will be put to beneficial use. Officers consider that the proposed development can help support the sustainable waste management policy for Surrey. In

¹ According to the Annex 2 Glossary of the National Planning Policy Framework 2019 (NPPF), Previously Developed Land (PDL) is defined as "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

England, the NPPW and WMP both seek to reduce dependence on landfill and give priority to move sustainable forms of waste management by moving waste management up the waste hierarchy with prevention at the top followed by preparing for reuse, recycling, recovery and last of all disposal. Therefore, Officers consider that the proposed development is in accordance with policies CW4, CW5 of the Surrey Waste Plan 2008.

TRAFFIC AND HIGHWAYS

Surrey Waste Plan 2008 (SWP 2008)

Policy CW5 – Location of Waste Facilities

Policy DC3 – General Considerations

Waverley Borough Local Plan 2016 Part 1: Strategic Policies and Sites (WBLP 2016)

Policy ST1 – Sustainable Transport

Waverley Borough Local Plan 2002 (WBLP 2002)

Policy M13 – Heavy Goods Vehicle

Policy Context

39. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
40. SWP 2008 Policy CW5 states that priority will be given over greenfield land to previously developed land, contaminated, derelict or disturbed land, redundant agricultural building and their curtilages, mineral workings and land in waste management use. Areas of Outstanding Natural Beauty, Areas of Great Landscape Value and sites with or close to international and national nature conservation designations should be avoided. However, to minimise the negative effects of transporting waste, priority is also given to those sites that are located closer to the sources of waste.
41. SWP 2008 Policy DC3 states that planning permissions for waste related development will be granted provided it can be demonstrated by the provision of appropriate information to support a planning application that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people, land infrastructure and resources. Relevant assessments and appropriate mitigation of the following matters should be identified so as to minimize or avoid any material adverse impact and compensate for any loss, including the adverse effects on neighbouring amenity including transport impacts and the traffic generation, access and the suitability of the highway network in the vicinity, including access to and from the motorway and the primary route network.
42. WBLP 2016 Policy ST1 states that the County Planning Authority will ensure that development schemes:
 - are located where opportunities for sustainable transport modes can be maximised, reflecting the amount of movement generated, the nature and location of the site and recognising that solutions and measures will vary from urban to rural locations;
 - make the necessary contributions to the improvement of existing, and provision of new, transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra-low emission vehicles;
 - include measures to encourage non-car use such as on-site cycle parking;
 - ensure development proposals are consistent with, and contribute to the implementation of the Surrey Local Transport Plan;

- require the submission of Transport Assessments and Travel Plans and other appropriate measures in new developments that generate significant traffic volumes or have significant impact on the Strategic Road Network;
 - contribute to transport infrastructure improvements, where appropriate and viable;
 - are consistent with the objectives and actions within the Air Quality Action Plan;
 - encourage the provision of new and improved footpaths, bridleways and cycleways; and
 - make appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards.
43. Additionally, WBLP 2002 saved Policy M13 states that the County Planning Authority will seek to minimise the adverse impact of lorry traffic within the Borough. In particular the County Planning Authority will seek to locate developments which are likely to generate heavy goods vehicle movements where the highway infrastructure is capable of accommodating those movements.

The Development

44. The application site is accessed via Chiddingfold Road, which is a 'C' classified two-way single carriageway and provides access to Dunsfold village to the north-east and to Chiddingfold village to the west of the site. The application site is also located between the A283 to the west and the A281 to the east. Which in turn connect to the wider strategic road network.
45. The applicant has submitted a Transport Statement in support of the proposal. The Statement summarises that the proposed development is forecast to generate no additional two-way vehicle movements during the peak hours of 0800 to 0900 and 1700 to 1800. Though it will still generate approximately 17 vehicles movements during operational hours and will contribute a slight net increase in terms of vehicle movements, it is not considered to have an adverse impact on the local road network. A new access onto Chiddingfold Road will also be constructed for both the proposed development and the existing Wetwood Cottage, while the existing substandard access will be closed. The proposed development also comprises 10 parking spaces on site to accommodate staff parking and company vehicle overnight storage.
46. Some local residents have raised concerns about that the proposed location is not suitable on traffic grounds as it will generate a large number of vehicle movement and that there is a sign at Chiddingfold Green advising that it is unsuitable for Heavy Goods Vehicle (HGV) traffic.
47. The County Highway Authority (CHA) has raised no objections to the proposed development subject to conditions. Officers consider that the applicant has provided sufficient information and the details submitted are acceptable. Officers also acknowledge that the Construction Transport Management Plan shall be submitted prior to the commencement of the development hereby permitted and several pre-occupation conditions to secure that the parking areas shall be laid out in accordance with the approved plan, the existing vehicular access onto Chiddingfold Road shall be closed permanently and a new access shall be constructed.
48. Officers do not agree with the local residents that the proposed will generate a large number of vehicle movements as the submitted Transport Statement clearly concludes that the additional 17 vehicle movements per day (85 vehicle movements per week) will only contribute a slight net increase in terms of vehicle movements, provided that the proposed development operates Monday to Friday only.
49. Officers also consider that the sign at Chiddingfold Green is an advisory to drivers of HGVs and it does not prohibit HGVs from travelling along the local road network. Officers however acknowledge that the proposed development will make a necessary

contribution the provision of new access on Chiddingfold Road for both the proposed facility and the existing Wetwood Cottage.

- 50. Having regard to the above paragraphs, Officers consider that the proposed development, subject to conditions, would not cause significant harm in terms of highways, traffic and access. The construction of the new access will be beneficial in highway safety terms as it will replace the existing sub-standard one. The development therefore satisfies the requirements of Policy DC3 and CW5 of the SWP 2008 and Policies ST1 and M13 of the WBLP.

ENVIRONMENT AND AMENITY

Surrey Waste Plan 2008 (SWP 2008)

Policy DC3 – General Considerations

Waverley Borough Local Plan 2016 Part 1: Strategic Policies and Sites (WBLP 2016)

Policy RE1 – Countryside beyond the Green Belt

Policy RE3 – Landscape Character

Policy SP1 – Presumption in Favour of Sustainable Development

Waverley Borough Local Plan 2002 (WBLP 2002)

Policy D1 – Environmental Implications of Development

Policy D2 – Compatibility of Uses

Policy D4 – Design and Layout

Policy D5 – Nature Conservation

Policy D7 – Trees, Hedgerows and Development

Policy C2 – Countryside beyond the Green Belt

Policy Context

- 51. SWP 2008 Policy DC3 states that planning permissions for waste related development will be granted provided it can be demonstrated by the provision of appropriate information to support a planning application that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people, land infrastructure and resources. Relevant assessments and appropriate mitigation should be identified so as to minimize or avoid any material adverse impact and compensate for any loss.
- 52. WBLP 2002 Policy D1 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of: local watercourses, ecological or landscape value; harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings; loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; or potential pollution of air, land or water.
- 53. Policy D2 of the WBLP states that the Council will seek to ensure that proposed and existing land uses are compatible, and development which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution will not be permitted.
- 54. WBLP 2016 Policy RE1 states that within areas shown as Countryside beyond the Green Belt on the Proposals Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF. Policy RE3 continues to state that the same principles for protecting the Area of Outstanding Natural Beauty (AONB) will apply in the Area of Great Landscape Value (AGLV), which will be retained

for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary.

55. WBLP 2016 SP1 also states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find solutions so proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
56. WBLP 2002 Policy D4 also states that the Council seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. Policy D5 continues to state that development in both urban and rural areas should take account of nature conservation issues. The County Planning Authority will: seek to retain within a site any significant features of nature conservation value; not permit development that would materially harm a protected species of animal or plant, or its habitat; and encourage the enhancement of existing areas or features of nature conservation value and the creation and management of new wildlife habitats. Policy D7 also states development proposals on sites which contain, or are close to, important trees, groups of trees or hedgerows should provide for their long-term retention. The County Planning Authority may attach planning conditions, seek planning obligations or make Tree Preservation Orders to ensure future protection and management of important trees including new planting where appropriate.
57. WBLP 2002 Policy C2 states that the countryside beyond the Green Belt will be protected for its own sake. Policy C3 continues to state that the Council will protect and conserve the distinctiveness of the landscape character areas within the Borough. Management and enhancement of landscape features to conserve landscape character and retain diversity will be promoted. Development appropriate to the countryside will be expected to respect or enhance existing landscape character by appropriate design.
 - a) Areas of Outstanding Natural Beauty – The Surrey Hills and High Weald AONB are of national importance. The primary aim of designation is to conserve and enhance their natural beauty. Development inconsistent with this primary aim will not be permitted unless proven national interest and lack of alternative sites has been demonstrated. Protection of the natural beauty and character of the AONB will extend to safeguarding these areas from adverse visual or other impact arising from development located outside their boundary.
 - b) Areas of Great Landscape Value – Landscapes designated as AGLV on the Proposals Map make a valuable contribution to the quality of Waverley's countryside and the setting of the towns. Strong protection will be given to ensure the conservation and enhancement of the landscape character.

Landscape and Visual Impact

Surrey Waste Plan 2008 (SWP 2008)

Policy DC2 – Planning Designations

58. SWP 2008 Policy DC2 also states that planning permission will not be granted for waste related development where this would endanger, or have a significant adverse impact, on the character, quality, interest or setting of the Area of Great Landscape Value (AGLV) and Groundwater Source Protection Zone unless the development can demonstrate that any significant adverse impacts identified could be controlled to acceptable level in accordance with prevailing national policy and guidance. The assessment will also take into account whether any significant adverse impacts identified could be controlled to acceptable levels.
59. The development involves the diversification of an agricultural smallholding, for use as by a tree surgery business, including the erection of two agricultural style buildings. The

proposed facility and buildings would sit between a much larger industrial waste storage facility and the large agricultural buildings on Wetwood Farm. The proposed buildings would be of similar size to the neighbouring agricultural buildings, up to 4.5m to the eaves with a shallow pitch roof. The development will include additional planting along the north western and south eastern boundaries, which will provide very good screening in conjunction with the existing natural vegetation. Soils from the development would be utilised on site to provide turfed mounds for hedgerow planting.

60. Waverley Borough Council, Dunsfold Parish and local residents have raised an objection to the development because of the impact on visual amenity of the countryside and rural setting. However, Officers consider that this tree surgery business with agricultural style buildings, is not comparable to the adjacent much larger industrial storage facility, but is more akin to the poultry farm buildings to the north east on Wetwood Farm. As such, Officers consider that development in the context of the surrounding built development, would respect the intrinsic qualities of the countryside in which it is located and would not therefore endanger, or have a significant adverse impact, on the character, quality, interest or setting of the Area of Great Landscape Value.
61. Officers therefore consider that the proposal satisfies the requirements of Policies DC2 and DC3 of the SWP, saved Policy D1, Policies RE1 and RE3 of the WBLP.

Flood Risk

Waverley Borough Local Plan 2016 Part 1: Strategic Policies and Sites (WBLP 2016) Policy CC4 – Flood Risk Management

62. Paragraph 163 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment². Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - the development is appropriately flood resistant and resilient;
 - it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - any residual risk can be safely managed; and
 - safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
63. Paragraph 165 of the NPPF continues to state that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- take account of advice from the lead local flood authority;
 - have appropriate proposed minimum operational standards;
 - have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - where possible, provide multifunctional benefits.

² A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

64. WBLP 2016 Policy CC4 states that Flood Zones in Waverley are defined as contained within National Planning Practice Guidance and the Council's Level 2 Strategic Flood Risk Assessment. In order to reduce the overall and local risk of flooding in the Borough:
- Development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. In locations identified as being at risk of flooding, planning permission will only be granted, or land allocated for development, where it can be demonstrated that: (a) where sequential and exceptions tests have been undertaken and passed, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures, including a site specific flood evacuation plan, are integrated into the design both on-site and off-site, to minimise the risk of property and life should flooding occur; (b) through a sequential approach, it is located in the lowest appropriate flood risk location in accordance with the NPPF and the Waverley Strategic Flood Risk Assessment (SFRA); and (c) it would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity.
 - 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.
65. The application site lies within the Environment Agency Flood Zone 1, which has the lowest risk of flooding, according to the NPPF and the PPG. Further to the correspondence from the comments from the County Lead Local Flood Authority – SUDS Team (LLFA), the applicant submitted a Drainage Strategy and a Surface Water Drainage Summary Pro-forma in this application and the Strategy summarises that there will be no adverse impact on flood storage volumes or flood flow routes, though the proposed development will increase the impermeable area on the site from 0.05 hectare to 0.37 hectare. The Strategy also set out that there will be no adverse impact on flood storage volumes or flood flow routes as the proposed development will follow the existing topography of the site.
66. The County Lead Local Flood Authority – SUDS Team (LLFA) has raised no objection to the proposed development subject to the imposition of conditions including the submission of the details of the design of a surface water drainage scheme prior to the commencement of the development hereby permitted and a verification report demonstrating the drainage system has been constructed as approved shall be submitted prior to the first operation of the development hereby permitted.
67. Officers consider that the applicant has provided sufficient information and the details submitted are acceptable. Officers acknowledge that the details regarding the design of a surface water drainage scheme shall be submitted prior to the commencement of the development hereby permitted and a pre-occupation condition shall also be imposed to secure that a verification report demonstrating the drainage system has been constructed as approved shall be submitted. Officers therefore consider that the proposal satisfies the requirements of Policies DC3 of the SWP, saved Policy CC4 of the WBLP.

Noise

68. A noise impact assessment was submitted in support of the application, which provided a background noise survey at the land next to Wetwood Cottage, to understand the level of impact at the site as a result of the proposed tree surgery and wood storage company. The measurements were undertaken in accordance with British Standard 4142: 2014 and ISO 1996 – Part 2: 2007 to establish if the proposed development would have a demonstrable adverse effect in terms of noise. The background noise levels were recorded to be $L_{A90,1 \text{ hour}}$ 44dB, between 07:00 and 23:00hrs, at the nearest noise sensitive receptor (Wetwood Cottage). It is proposed that the barns would be used to store equipment that is not generally used on site, and activity is limited to starting some pieces of equipment (wood chippers) to load onto a trailer for transportation. Assessments and calculations are to be made in accordance with BS 4142: 2014 in order to ensure the proposed development does not have a detrimental acoustic effect on local residents and the nearest noise sensitive receptors. The report concluded that the resulting noise levels from the site running on a worst case scenario indicate a 'low impact' criteria and give an indication that complaints and impact on the local amenity is unlikely.
69. The local residents and Dunsfold Parish Council have raised concerns about the potential noise from the proposed activities, stating that this would be inappropriate given the residential and rural nature of the location. In particular noise from chainsaws and the early morning starts, with vehicle movements.
70. The CPA's Noise Consultant is satisfied with the noise assessment, in that they do not consider that noise would not cause a significant adverse impact, subject to conditions restricting noise levels associated with the development not exceeding 44dB. Having regard to the above paragraphs, Officers do not consider that the proposed development, subject to conditions, would give rise to an unacceptable impact on local amenity by way of noise arising from site activities. Accordingly, Officers consider that the proposed development satisfies Policy DC3 of the SWP and Policy D1 of the WLP.

Ecology

71. A Preliminary Ecological Appraisal (PEA) Report was submitted in support of the planning application, which is an ecological assessment method which evaluates the existing ecological value of a site and identifies any ecological constraints to a proposed development. The report concluded that habitats found within the proposed development site boundary included improved grassland, scattered trees, hedgerows and ephemeral ponds. The habitats were assessed as having the potential to support amphibians, hedgehogs, badgers, reptiles, dormice, bats and birds. The assessments on the ponds gave a below average score for suitability to support Great Crested Newts. The report set out a number of precautionary measures for safeguarding the site and ensuring the protection of species evident in the local area.
72. The County Ecologist is satisfied with the PEA Report, however the recommendations are too vague to be referred to under condition, as such a pre-commencement condition is being recommended requiring the submission of a scheme of ecological mitigation and enhancement to be submitted for approval. Officers therefore consider that the development would not have an unacceptable impact on local ecology subject to conditions. Accordingly, Officers are satisfied that the development complies with Policies DC2 and DC3 of the SWP, Policy D1 of the WLP, and Policy NE1 of the SWLP.

HUMAN RIGHTS IMPLICATIONS

73. 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.
74. It is the Officers view that the scale and duration of any potential impacts are not considered sufficient to engage Article 8 or Article 1 and that potential impact can be mitigated by the imposition of planning conditions. As such, this proposal is not considered to interfere with any Convention right.
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CONCLUSION

75. This is a small scale wood/green waste development providing a suitable base for a local tree surgery business which is considered compatible with the rural environment. The facility will enable the sustainable management of wood waste and support and facilitate the development of an established rural business. The wider environmental and economic benefits of the proposed waste management facility is a substantial benefit of the proposal and with no objections from technical consultees, Officers consider that the development would not have an adverse impact on the local environment, landscape and amenity. There is a need to provide additional waste management facilities in order to achieve sustainable waste management within the County, and Officers consider that whilst the site is located in the AGLV, this is a non-Green Belt site.
76. The development would add to the County's net sustainable waste management capacity, driving waste management up the waste hierarchy and therefore satisfies a significant need as set out by the Surrey Waste Plan 2008 and the National Planning Policy for Waste 2014. The development would recover arboricultural green waste predominantly arising in the County for the purposes of fuel for electricity generation.
77. Officers acknowledge the concerns raised by some local residents, the Borough Council and local Parish Council, however it is considered that the proposal is considered acceptable, subject to conditions controlling the impact on local amenity and the environment.

RECOMMENDATION

The recommendation is to **PERMIT** the application subject to the following conditions:

Conditions:

CONDITION NO(S) 5, 7 & 12 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT HEREBY PERMITTED.

CONDITION NO(S) 6, 8, 9, 10 AND 11 MUST BE DISCHARGED PRIOR TO THE FIRST OPERATION OF THE DEVELOPMENT HEREBY PERMITTED.

Approved Documents

1. The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:
 - Drawing Ref. 2018/02/01 (Rev. E) Proposed Site Plan dated 01/07/18
 - Drawing Ref. 2018/02/02 (Rev. A) Proposed Buildings dated 18/05/18

- Drawing Ref. 2018/02/03 (Rev. A) Location Plan dated 20/09/18
- Drawing Ref. 2018-D1614-100 (Rev. P1) Existing Overland Flow Routes dated 26/11/18
- Drawing Ref. 2018-D1614-200 (Rev. P1) Site Location Plan dated 26/11/18
- Drawing Ref. 2018-D1614-300 (Rev. P1) Impermeable Areas Comparison dated 27/11/18
- Drawing Ref. 2018-D1614-400 (Rev. P1) Proposed Drainage Strategy dated 29/11/18
- Drawing Ref. 2017/3953/004 (Rev. A) Proposed Visibility Splay dated November 2018.

Commencement

2. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of both the commencement and completion of the development hereby permitted.

Hours of Operation

3. Except in emergencies to maintain safe site operations, which shall be notified to the County Planning Authority in writing within 7 working days of those emergency operations taking place, no lights shall be illuminated nor shall any operations or activities related to construction of the proposed development authorised or required by this permission, be carried out except between the following times:

Monday to Friday : 0700-1800

There shall be no operations or related activities carried out on Saturdays, Sundays, Bank Holidays, Public or National Holidays.

Noise Control

4. The Rating Level, $L_{AR, TR}$, of the noise emitted from all plant, equipment and machinery, including on site vehicle movements, associated with the application site shall not exceed 44dB at any time at the nearest noise sensitive receptor. Any assessment carried out in pursuance of this condition shall be undertaken in accordance with British Standard (BS) 4142:2014 'Methods for rating and assessing industrial and commercial sound'.

Prevention of Flood Risk

5. Prior to the commencement of the development hereby permitted, the detailed design of a surface water drainage scheme demonstrating the design satisfies the Sustainable Drainage System (SuDS) Hierarchy and the compliance with the national Non-Statutory Technical Standards shall be submitted to and approved in writing by the County Planning Authority. The details of the surface water drainage scheme to be submitted shall include:
 - Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development, associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate.
 - Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the application site will be managed before the drainage system is operational.
 - Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
6. Prior to the first operation of the development hereby permitted, a verification report demonstrating the drainage system has been constructed as per the approved scheme referred to in Condition 5 above shall be submitted to and approved in writing by the County Planning Authority.

Traffic and Highways

7. Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan shall be submitted to and approved in writing by the County Planning Authority. The details of the Construction Transport Management Plan to be submitted shall include details of:
- parking for vehicles of site personnel, operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials;
 - programme of works (including measures for traffic management);
 - provision of boundary hoarding behind any visibility zones;
 - HGV deliveries and hours of operation;
 - vehicle routing;
 - measures to prevent the deposit of materials on the highway;
 - before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused; and
 - on-site turning for construction vehicles

The Construction and Transport Management Plan shall be implemented as approved.

8. No part of the development hereby permitted shall be commenced until the proposed vehicular access onto Chiddingfold Road has been constructed and provided with visibility splays in accordance with Drawing Ref. 2017/3953/004 (Rev. A) Proposed Visibility Splay dated November 2018. The visibility splays shall be kept permanently clear of any obstruction over 1.05 metres high.
9. Prior to the first operation of the development hereby permitted, a scheme specifying arrangements for deliveries to and removals from the site shall be submitted to and approved in writing by the County Planning Authority. The details of the scheme to be submitted shall include:
- The types of vehicles to be used and hours of their operation;
 - The design of delivery areas within the development site; and
 - The dimensions and layout of lorry parking areas and turning areas.

The Scheme specifying arrangements for deliveries to and removals from the site shall be implemented as approved.

10. Prior to the first operation of the development hereby permitted, the existing vehicular accesses onto Chiddingfold Road shall be permanently closed and any kerbs, verge, footway, fully reinstated.
11. Prior to the first operation of the development hereby permitted, parking spaces shall be laid out in accordance with Drawing Ref. 2018/02/01 (Rev. E) Proposed Site Plan dated

January 2018 for vehicles to be parked 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 purpose.

Ecology

- 12 Prior to the commencement of the development hereby permitted, a scheme of ecological mitigation and enhancement shall be submitted and approved in writing by the County Planning Authority. The scheme shall include all the recommendations for mitigation and precautionary measures as outlined in Section 5 of the Preliminary Ecological Appraisal Report dated April 2018. The ecological mitigation and enhancement scheme shall be implemented as approved.

Reasons:

- 1. For the avoidance of doubt and in the interests of proper planning.
- 2. To accord with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004 and to enable the County Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.
- 3. To enable the County Planning Authority to control the development and to ensure that the development is undertaken to safeguard the environment and local amenity in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 4. To enable the County Planning Authority to control the development and to ensure that the development is undertaken to safeguard the environment and local amenity of noise sensitive receptors in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 5. The imposition of a pre-commencement condition is recommended by the Lead Local Flood Authority to secure that the applicant has to submit the detailed design of a surface water drainage scheme demonstrating the design satisfies the Sustainable Drainage System (SuDS) Hierarchy and the compliance with the national Non-Statutory Technical Standards and to safeguard the environment and local amenity of preventing flood risk in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 6. To ensure the County Planning Authority to control the development and to ensure that the development is undertaken in a high standard of sustainability to safeguard the environment and local amenity of preventing flood risk in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 7. The imposition of a pre-commencement condition is recommended by the County Highway Authority to secure that the applicant has to submit a Construction Transport Management Plan and to safeguard the environment and local amenity in terms of traffic and highways and in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 8. To enable the County Planning Authority to control the development and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 9. To enable the County Planning Authority to control the development and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- 10. To enable the County Planning Authority to control the development and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DC3 of the Surrey Waste Plan 2008.

11. To enable the County Planning Authority to control the development and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DC3 of the Surrey Waste Plan 2008.
12. The imposition of a pre-commencement condition is recommended by the County Ecologist to secure that the applicant has to submit an Ecological Mitigation and Enhancement Scheme to safeguard the environment in terms of ecology and in accordance with Policy DC3 of the Surrey Waste Plan 2008.

Informatives:

1. The applicant is advised to make sure that new development should be connected to the public mains (with the prior written approval of the statutory body) where possible. If it is shown not to be feasible to connect to the public foul sewer, an Environmental Permit from the Environment Agency may be required. The applicant is advised to contact the Environment Agency on 037 0850 6506 regarding the Permit or other enquires about other permits, consents or licences for various activities and for the proof of surface water treatment to achieve water quality standards if proposed works result in infiltration of surface water to ground within a Source Protection Zone.
2. The applicant is advised to contact the Lead Local Flood Authority via SUDS@surreycc.gov.uk and obtain prior written consent if proposed works affect an Ordinary Watercourse.
3. The applicant is reminded that the permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
4. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform within the existing adjoining surfaces at the developers' expense.
5. The applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
7. The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage,

surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
9. The applicant would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
10. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into scoping of the application; 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; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise, traffic, flooding and ecology, and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.

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

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

[Surrey Waste Plan 2008](#)

District/borough council development plan documents

Waverley Borough Local Plan 2016 Part 1: Strategic Policies and Sites (WBLP 2016)

Waverley Borough Local Plan 2002 (WBLP 2002)

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